

Prepared for Kosciusko Thredbo Pty Ltd

Statement of Environmental Effects

Sonnblick Lodge demolition

10 Bobuck Lane, Thredbo Alpine Village

November 2023

Project Number: 230203



Department of Planning
Housing and Infrastructure

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Draft V1.0	14/08/2023	Johanna Duck	Lizzie Olesen – Jensen	Lizzie Olesen - Jensen
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1. Introduction

1.1. Background

This Statement of Environmental Effects (SEE) has been prepared by NGH on behalf of the applicant, Kosciusko Thredbo Pty Ltd. This report supports a Development Application (DA) seeking development consent for the demolition of an existing ski lodge known as Sonnblick Lodge, located at 10 Bobuck Lane, Thredbo.

Development consent is sought under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). This SEE has been prepared in accordance with the requirements of the EP&A Act, addresses the relevant environmental planning instruments and has considered the Kosciusko Plan of Management (KPOM) (DPIE 2006) and the specific provisions for Thredbo Village.

The purpose of this SEE is to describe the proposal and the likely impacts of the development on the environment and to detail the mitigation measures that would be implemented to minimise the potential impacts. This SEE should be read in conjunction with the accompanying plans and documentation, provided in the attached Appendices, listed in Table 1-1.

Table 1-1 List of supporting plans and documents

Appendix	Description/Title	Prepared by
A	Demolition Work Plan	ACT Geotechnical Engineers Pty Ltd
B	Geotechnical Investigation and Slope Stability Risk Assessment	ACT Geotechnical Engineers Pty Ltd
C	Biodiversity reporting	NGH
D	Aboriginal Heritage reporting	NGH
E	Erosion and Sediment Control Plan	NGH

1.2. Applicant and land ownership

The applicant for the proposed development is Kosciusko Thredbo Pty Ltd.

The subject land is leased to Kosciusko Thredbo Pty Ltd within the Thredbo alpine resort area. The land forms part of the Kosciusko National Park, managed by NSW National Parks and Wildlife Service (NPWS).

1.3. Subject land and locality

The subject land is described as 10 Bobuck Lane, Thredbo, as shown in Figure 1-1. The land is legally identified as Lot 802 DP1119757. The land is surrounded by lodge accommodation within the Thredbo Village, see Figure 1-2. The land slopes from south to north and has minimal vegetation present. The land is near the Thredbo Landslide Site Memorial.

Located on the land is the three-storey Sonnblick lodge, and associated structures including retaining walls, and concrete driveway. The driveway provides direct access onto Bobuck Lane. Bobuck Lane is a one-way road that is accessed via Alpine Way and Banjo Drive and connects onto Friday Drive. Bobuck Lane is a 40km/hr speed limited area and is a narrow road with some parking occurring partially on street at the front of some accommodation lodges.



Figure 1-1 Aerial image of the subject land (Source: NSW Planning Portal, 2023)

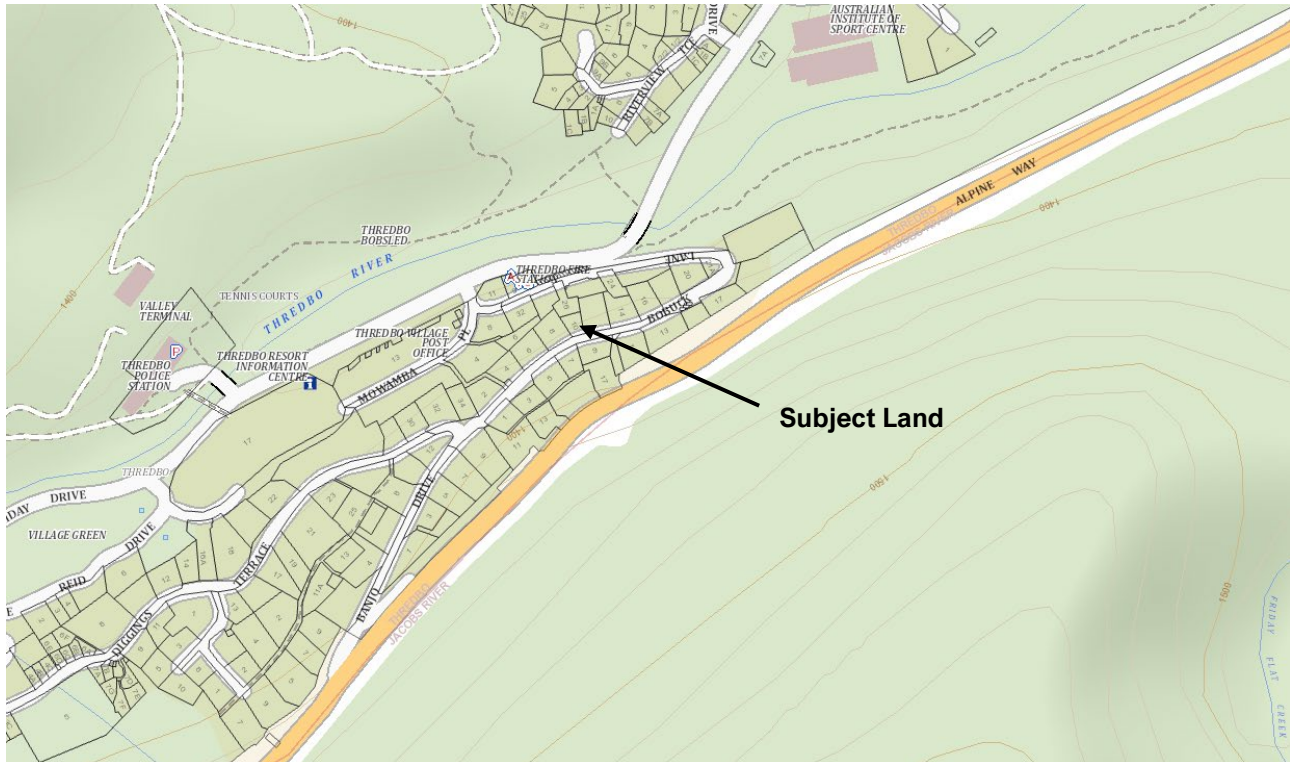


Figure 1-2 Subject land and surrounds (Source: NSW Planning Portal, 2023)

1.4. Pre-lodgement consultation

A meeting with the NSW Department of Planning and Environment (DPE) Alpine Planning team was held on 14 June 2023. The project was introduced, and feedback was sought on the SEE approach, potential matters of note and documentation requirements for the DA. The DPE team provided the following comments and advice:

- Supporting documents should include:
 - Consideration of asbestos and hazardous materials.
 - Details of demolition and any construction.
- The application would be referred to NPWS.

The included supporting assessments, and this SEE provide responses to the matters raised and address relevant legislation as needed.

2. Proposed development

2.1. Works summary

The proposed development would involve the demolition of Sonnblick lodge, a sixteen (16) bed, 5 apartment, three-storey staff accommodation building on Bobuck Lane in the eastern precinct of the Thredbo Village.

The proposed works would involve the demolition of the building and associated concrete paths, landings, and stairs. The land is subject to geotechnical plan requirements for site stability during and post demolition. Site stabilisation and revegetation works would be undertaken post-demolition.

The sections below provide further details for carrying out the proposed development.

2.2. Early works (site preparation)

Early works are required to prepare the site for the proposed demolition works, refer to Table 2-1 for details.

The works plan identifies the likely early works:

1. Receive Handover of Site and sign off services.
2. Site induction.
3. Demarcate site and define Exclusion Zones.

Table 2-1 Early works proposed (Details)

Proposed works	Details
Making the site safe, e.g., Setting up no-go areas, fencing, etc.	The site would be made safe as per WHS/SafeWork NSW requirements including defining the boundaries of the site (fenced appropriately) prior to any demolition works commencing. The demolition plans have been prepared consistent with, and site management processes would comply with the Demolition Work Plan (included at Appendix A) and the SafeWork NSW Demolition Works Code of Practice (NSW Govt., 2019).
Works compound/laydown area and facilities.	<p>A laydown area would be set up at Friday Flat in the area identified in Figure 2-1.</p> <p>Publicly accessible toilets are provided in Thredbo Village.</p> <p>Proposed reusable and/or recyclable building materials would be managed onsite where available space allows or within the Friday Flat laydown area. All waste would be transported direct to Jindabyne Landfill. No waste storage would occur within the laydown area.</p>



Figure 2-1 Friday Flat Laydown Area (Source: KT 2023)

2.3. Demolition details

Sonnblick Lodge fronts onto Bobuck Lane and has redeveloped lodge sites to the side boundaries and an older lodge to the rear. The demolition involves the complete removal of the three- storey lodge.

Refer to the description of works in the Demolition Works Plan prepared by ACT Geotechnical Engineers Pty Ltd provided at Appendix A, and as summarised in Table 2-2.

Analysis of slope stability and proposed engineering details are provided in the Geotechnical Investigation & Slope Stability Risk Assessment prepared by ACT Geotechnical Engineers Pty Ltd provided at Appendix B.

The demolition sequence is set out in the works plan as:

1. Install environmental controls.
2. Practical removal of hazardous materials.
3. Create drop zones.
4. Soft strip structure.
5. Erect scaffold and protection.
6. Install man and material hoist.
7. Mechanical demolition.
8. Remove rubble and rubbish from site.



Figure 2-2 Sonnblick Lodge at 10 Bobuck Lane, Thredbo (Source: KT 2023)

Table 2-2 Demolition works summary (proposed details)

Proposed works/	Detail
Install erosion and sediment and dust controls	An Erosion and Sediment Control Plan has been included at Appendix E. Required controls would be in place prior to works commencing. The plan includes provisions for dust management. Additional measures are detailed in the Geotechnical Investigation & Slope Stability Risk Assessment (ACT Geotechnical Engineers Pty Ltd, 2023).
Demolition of buildings and associated structures	The proposed demolition would include removal of the entire building and associated footings, slabs, paths, landings, and stairs. The building is

	<p>constructed of a mix of materials such as timber panelling, corrugated sheet metal, steel framing, blockwork, and concrete.</p> <p>The four existing rock and masonry retaining walls holding the site cut would be retained and repaired or replaced to ensure a stable slope as per engineering advice (Geotechnical Investigation & Slope Stability Risk Assessment at Appendix B). If required, earthworks may include shaping (creating a soil buttress) up against the retaining walls.</p> <div data-bbox="497 566 941 898" data-label="Image"> </div> <div data-bbox="952 566 1404 898" data-label="Image"> </div> <div data-bbox="497 920 1404 1597" data-label="Image"> </div>
Machinery and equipment	<p>Machinery and equipment requirements would be subject to the geotechnical report but would likely include (but not limited to) hydraulic excavator/s, skid steer, trucks, mobile crane and mechanical vacuum type street sweeper.</p>
Site management	<p>A Site Environmental Management Plan (SEMP) would be finalised for the works prior to commencement.</p>

<p>Traffic management plan</p>	<p>A Traffic Management Plan would be prepared for the works prior to commencement. Vehicle and machinery access would be via the existing driveway.</p> 
<p>Recycling/waste disposal</p>	<p>Demolished material would be recycled where possible and if not possible would be transported to Jindabyne Landfill.</p> <p>A hazardous material assessment would be carried out to identify any asbestos or other hazardous materials within the building prior to the commencement of any works. Material would be disposed of at an appropriately licenced facility.</p>

2.4. Demobilisation, rehabilitation, and slope stabilisation

The proposed demolition works would disturb the subject land and require stabilisation works prior to completion and inspections post completion. Refer to the approach for slope stabilisation and rehabilitation in Table 2-3. The final steps in the work plan would be handover and demobilisation.

Table 2-3 Slope stabilisation and rehabilitation approach

Proposed works	Detail
Slope stability risk mitigation measures.	<p>Mitigation measures would be implemented as per the Slope Stability Risk Assessment (ACT Geotechnical Engineers, 2023), refer to Appendix B. To maintain and/or reduce the risk level of slope stability during and after the demolition of the building and associated structures, the following measures are recommended to be implemented:</p> <ul style="list-style-type: none"> • Ensure the existing retaining walls would be properly designed and constructed, and positively drained. Alternatively, the retaining walls stabilisation may include placement of a soil buttress against the walls or by anchoring them back into bedrock. • Form stable permanent batters after the structure demolition. • Maintain adequate drainage of the site and ensure drains are free flowing. • Where possible, maintain the existing vegetation cover. After demolition works provide erosion protection for exposed soils. • Periodic inspection of the slope uphill for signs of erosion developing and remediate as necessary.
Compliance with rehabilitation guide.	<p>All disturbed areas to be rehabilitated in accordance with the Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park (NGH 2007), or stabilised and revegetated to a state suitable for redevelopment as needed.</p>

3. Environmental analysis

3.1. Subject land and site analysis

The subject land, Lot 802 DP1119757, is irregular in shape, with an area of approximately 336sqm. The land is located approximately 140m from the intersection of Banjo Drive and Diggings Terrace with Bobuck Lane. The frontage of the lot measures approximately 16m and the lot has a depth of approximately 21m.

The land slopes from Bobuck Lane at the south of the site down to the northern rear boundary, with an approximate 10-15m fall and has a crossfall from west to east of approximately 3-4m, refer to Figure 2-2. This slope has been considered for geotechnical and site management issues. The existing building is in the southern half of the lot. The rear yard vegetation includes lawn and one tree.

The driveway provides some off-street parking. Stair access is provided from the road to the driveway in the southwest corner of the land. Four rock retaining walls hold the site cut within the subject land.

Newer multi-storey accommodation buildings are located on the lots to the east and west. The setbacks from the neighbouring buildings are varied due to the irregular shape of the lot. Stair access is provided down both sides of the building providing access into the building.

3.2. Economic or social impacts

The potential for future improvement of the site may be seen as a positive outcome for adjoining sites due to the potential for a quality future building on the site to replace the dilapidated building.

The future rebuilding of new accommodation on site has the potential to improve the streetscape and site entry visual aspects. The new building may provide greater connection with the street and activation of the area.

The demolition would provide a stabilised site, that would be ready for the consideration of future development (subject to separate approvals). Increased accommodation options would come from redevelopment of the site and would provide economic flow on effects in the Thredbo Village and for the Lodge operator.

3.3. General demolition impacts

3.3.1. Contamination

Due to the age of the building asbestos may be present. The Demolition Work Plan sets out the process for identification and removal of asbestos and any other potentially hazardous waste. A hazardous material assessment would be completed prior to the commencement of work.

3.3.2. Dust

Dust control measures are set out in the Demolition Work Plan. This includes use of a mechanical vacuum type street sweeper wherever sediment or dust becomes an issue. The sweeper may be used on the external roadways and on the internal hardstand on site. Dust control could include wetting down of materials as needed. Water would be maintained at the face of demolition for dust suppression where required.

3.3.3. Noise

Noise associated with demolition would be temporary. Hours of work would be limited by the NSW Environmental Protection Authority (EPA) work hours, these are:

- Monday to Friday: 7am-6pm
- Saturday: 8am-1pm
- Sundays or public holidays: No work

The contractor would be responsible for ensuring the construction hours are adhered to. Noise control would be consistent with the NSW EPA Interim construction noise guidelines or as superseded. The contractor may choose to implement noise respite during demolition activities (for example concrete removal) or carry out the activity as quickly as possible to minimise the length of time of impacts on adjoining sites. Measures are included in the Demolition Work Plan to avoid disruptive vibrations from travelling beyond the site.

3.4. Geotechnical considerations

The subject land is within the mapped area subject to the Geotechnical Policy – Kosciuszko Alpine Resorts, as shown in Figure 3-1. A Geotechnical Investigation & Slope Stability Risk Assessment (ACT Geotechnical Engineers Pty Ltd, 2023) has been prepared for the proposed demolition consistent with the requirements of the policy, refer to Appendix B.

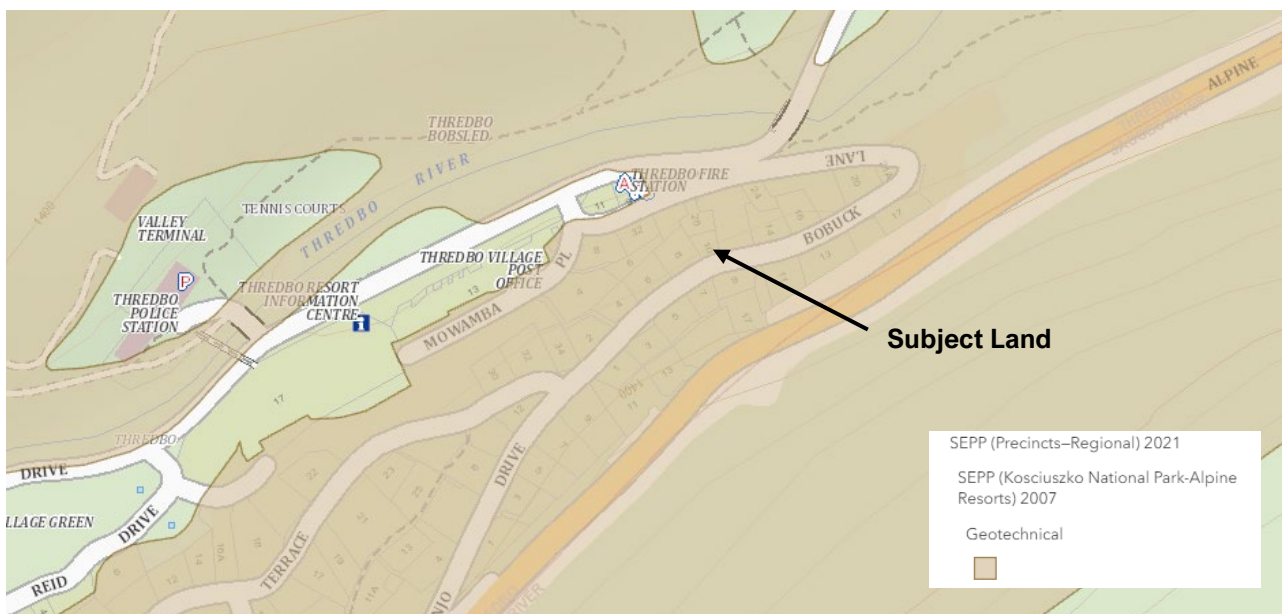


Figure 3-1 Geotechnical Policy – Kosciuszko NP Alpine Resorts SEPP (NSW Planning Portal, 2023)

3.5. Bushfire risk

The land is mapped as bushfire prone land (BPL) Vegetation Category 1, as shown in Figure 3-2.

As there is potential for fire risk, the provisions of the NSW Rural Fire Service Planning for Bushfire Protection 2019 (PBP) have been considered for the proposal and relevant matters addressed. As there is no construction proposed the provisions for 'other' development as defined by the PBP has been used as the development type.

Post approval mitigation commitments in the form of bushfire protection measures (BPMs) are included in Table 3-1 below. The SEMP would consider measures outlined in the Demolition Work Code of Practice (SafeWork NSW, 2019) as they relate to fire.

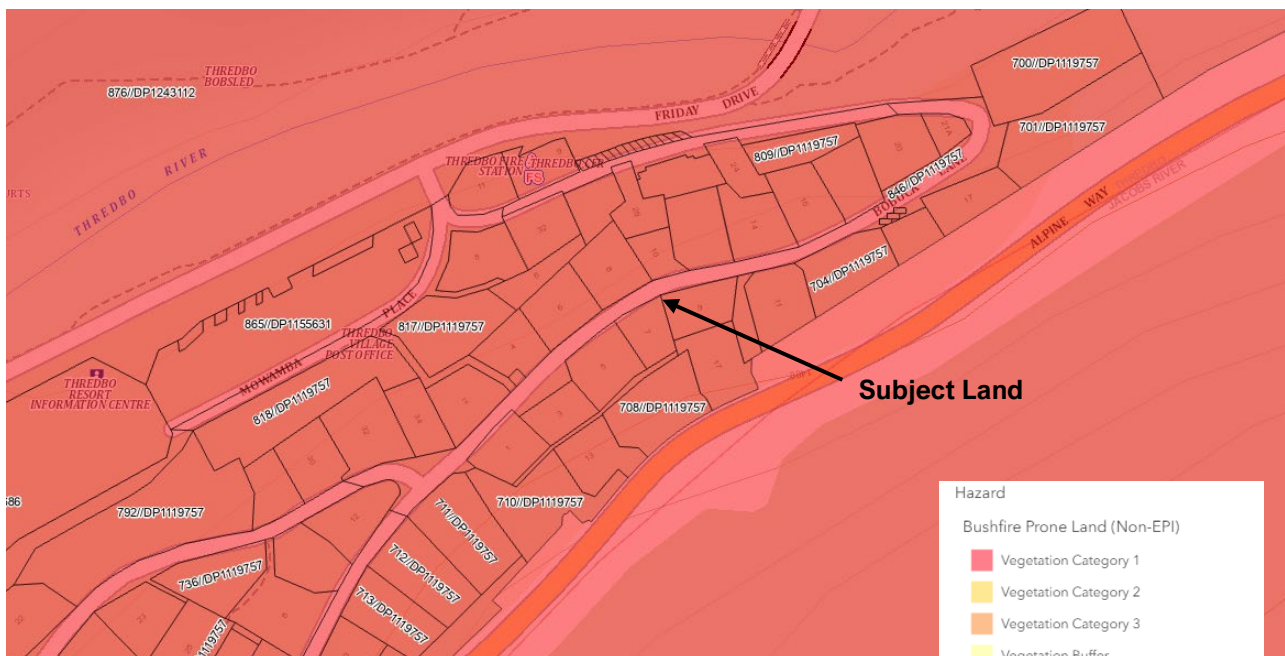


Figure 3-2 Bushfire prone land mapping (NSW Planning Portal, 2023)

Table 3-1 Planning for Bushfire Protection considerations for 'other' developments.

PBP consideration	Comment
Aims and objectives of the PBP	<p>The aim of PBP is to provide for the protection of human life and minimise impacts on property from the threat of bushfire, while having due regard to development potential, site characteristics and protection of the environment.</p> <p>The objectives are to:</p> <ul style="list-style-type: none"> Afford buildings and their occupants protection from exposure to a bushfire. Provide for a defendable space to be located around buildings. Provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings.

	<ul style="list-style-type: none"> • Ensure that appropriate operational access and egress for emergency service personnel and occupants is available. • Provide for ongoing management and maintenance of BPMs. • Ensure that utility services are adequate to meet the needs of firefighters. <p>Accommodation buildings surround the site and are generally managed land however areas of native plantings and woodland are present near the site including on the opposite side of Bobuck Lane. The site and surrounding land is identified as Vegetation Category 1 BPL. This categorisation brings with it the need for designing for the protection of human life and minimised impacts on property from the threat of bushfire.</p> <p>The proposal would be consistent with the objectives of the PBP, specifically as the location of the works proposed provides for the protection and safety of workers. Existing access and public roads would provide for evacuation needs during a bushfire event.</p> <p>The proposed development would be carried out generally in existing cleared areas. The adjoining managed land, separation from near buildings and presence of Bobuck Lane provides for a defensible space during the works.</p> <p>The demolition contractor would be responsible for determining relevant bushfire management procedures for the site and ensuring staff are aware of bushfire avoidance, evacuation, and management measures. Water connection at the site would be maintained for the duration of the works.</p>
BPM - Access	The existing public road has a carriageway width of the minimum requirement of 4m. Bobuck Lane is a loop road providing through access.
BPM - Water Storage	The subject land has a reticulated water connection.
BPM - Defendable Space	Bobuck Lane provides a defensible space.

3.6. Biodiversity

The potential impacts of the proposed demolition on biodiversity have been assessed by NGH ecologists as part the preparation of the SEE. A summary of the assessment of the proposal against the *Biodiversity Conservation Act 2016*, Biodiversity Offset Scheme (BOS) triggers are provided in Table 3-2. The assessment also considered the works against the provisions of the Environment Protection Biodiversity Conservation Act 1999.

Table 3-2 Impact assessment against the BC Act BOS provisions.

Threshold		Application to the Proposal	Trigger for BDAR
The development is likely to significantly affect threatened species, populations or ecological communities (clause 7.2(1)(a))		A significant impact to threatened entities considered unlikely.	No
The development exceeds the biodiversity offsets scheme threshold (clause 7.2(1)(b)) Note: there are two potential BOS thresholds, pursuant to clause 7.1(1) of the BC Regulation.			
Minimum lot size associated with the property	Threshold for clearing of native vegetation	No minimum lot size is specified for the property and the minimum lot size becomes the size of the lot (0.034ha). 0.003ha of native vegetation would be potentially removed. This is below the 0.25ha threshold.	No
Less than 1ha	0.25 ha or more		
The clearing of native vegetation, or other action prescribed by clause 6.1, on land identified on the Biodiversity Values (BV) map;		The land is not identified on the Biodiversity Values map.	No
The development is in an area of Outstanding Biodiversity Value (clause 7.2(1)(c))		The land is not identified as an area of Outstanding Biodiversity Value.	No

A BOS assessment of the proposed demolition was carried out by NGH ecologists. NGH evaluated the proposed activities based on the BOS criteria and completed a field assessment of the subject land. The removal of one native tree, *Eucalyptus pauciflora*, and exotic vegetation in the rear yard would not exceed the threshold for clearing. There would be no impact on designated Biodiversity Values Mapped land or Areas of Outstanding Biodiversity.

The results of the Habitat Evaluation Table indicate that of the threatened entities assessed, only the BC Act listed Eastern False Pipistrelle has a high likelihood of being impacted by the proposed works through the removal of potential roost sites in the roof of the Lodge. A Test of Significance (ToS) was prepared to evaluate the potential impacts further. A pre-clearance inspection immediately prior to demolition and the presence of a fauna spotter catcher on site during works to remove and relocate any bats found during works is recommended, to avoid a significant impact on this threatened species.

It has been determined that the proposed activities would not trigger the BOS.

3.7. Heritage

Aboriginal Cultural heritage

The subject land is within an area considered by the Snowy Mountains Special Activation Precinct (SAP) Master Plan and supporting technical studies as being disturbed land, see section 0, for information. An Aboriginal cultural heritage due diligence desktop assessment has been completed for the site to consider potential for impacts. A summary of findings is provided below, refer to Appendix D for the full assessment report.

The assessment considered AHIMS search results and relevant archaeological reports to develop or refine a model of Aboriginal site prediction based on the type of activity proposed and the level of disturbance of the area. The desktop assessment has indicated that there are no unmodified landscapes present within the proposal area that have the potential to contain Aboriginal objects. The nature of the works being undertaken at the proposal area would involve a high level of ground disturbance and it is unlikely that it would impact on Aboriginal heritage objects.

The recommendations are as follows:

1. The proposed work can proceed with caution without further archaeological assessment.
2. Any activity proposed outside of the current proposal area should also be subject to an Aboriginal heritage assessment.
3. If any items suspected of being Aboriginal in origin are discovered during the work, all work in the immediate vicinity must stop and the NSW Environment Line (1300 361 967) notified. The find would need to be assessed and, if found to be an Aboriginal object, further detailed assessment, and an application for an Aboriginal Heritage Impact Permit (AHIP) may be required.
4. In the unlikely event that human remains are identified during development works, all work must cease in the immediate vicinity and the area must be cordoned off. The proponent must contact the local NSW Police who would make an initial assessment as to whether the remains are part of crime scene or possible Aboriginal remains. If the remains are thought to be Aboriginal, Heritage NSW must be notified by ringing the Enviroline (131 555).

Historic built heritage

Kosciuszko National Park forms part of the Australian Alps National Parks and Reserves (AANP) which is a National Heritage Place listed National Landscape under the EPBC Act. Although the Kosciuszko National Park is of National Landscape significance, Sonnblick Lodge is not heritage listed and no heritage listed sites are adjacent.

It is considered the proposed demolition would have no impact on the National Landscape significance, given its location within a developed and disturbed area of Thredbo village. The proposed demolition provides opportunity for redevelopment to occur and provide greater visual contribution to the public domain.

3.8. Infrastructure and service provisions

3.8.1. Haulage, traffic generation and impacts

The demolition works are not considered a traffic generating development due to the nature of the proposal and minimal construction vehicles that would be involved in the work. Between 2-10 workers would be required on site at any one time to complete the demolition works.

The site would be accessed via the Alpine Way, accessing Bobuck Lane directly; traffic leaving the site would need to exit via Friday Drive. As Bobuck Lane is a one-way street, construction traffic would be limited to minimise impacts on the street and adjoining streets.

Due to the constrained road width, a traffic management plan should be prepared. The following general measures are recommended for inclusion in the plan:

- Traffic and pedestrians would need to be actively controlled and managed at key stages of the demolition.
- The access driveway and hardstand car park at the top of the site would be used for set-down of machinery and collection of material for removal from site (by either truck or skip bin).
- The main demolition machinery would be stored within the site.
- During demolition of the top section of the building, there may be a need to divert traffic.
- Traffic would be diverted from Bobuck Lane at Bella's corner and actively managed by the Thredbo Village crew. Access would be retained to lodges to the west of Sonnblick. Lodges to the east of Sonnblick may be subject to short delays in accessing their premises. These delays would be managed by the Village crew and kept to a minimum.

Table 3-3 Traffic management plan measures

Recommended Traffic management measures	
Objectives	<ul style="list-style-type: none"> • Minimise potential impacts to Bobuck Lane access. • Ensure safety of workers, pedestrians, and road users.
Mitigation measures	<ul style="list-style-type: none"> • Traffic and construction vehicles access to be managed as per the project Traffic Management Plan. • Potential temporary traffic and pedestrian closure of Bobuck Lane during demolition works on the southern side of the building.
Performance criteria	<ul style="list-style-type: none"> • No significant impacts to road and pedestrian users. • No complaints in relation to traffic or pedestrian access.
Corrective actions	<ul style="list-style-type: none"> • Revise Traffic Management Plan if required.

3.8.2. Site access and parking

Between 2-10 workers would be required on site at any one time to complete the demolition works.

The site is accessed off Bobuck Lane, using an existing concrete driveway. Access along the road would be maintained during the demolition process, excepting any need to divert traffic to demolish the front section of the building adjacent to the road.

A stabilised access would be provided for the demolition (typically a gravel entry point) if the existing entry is deemed unsuitable for the proposed demolition.

To avoid parked vehicles blocking access along Bobuck Lane, parking for workers would be within/next to the site compound to be established at Friday Flat and workers would be ferried to/from the site in a light vehicle as needed.

3.8.3. Utilities and services

Services and utility connections to the site include electricity (Essential Energy – HV and LV underground cables), telecommunications (Telstra/Optus/Uecom NSW), gas (Elgas), water, sewage, and drainage infrastructure. Refer to the Demolition Work Plan at Appendix A for service disconnection details and use during the works. Services would be maintained to a suitable standard for future reconnection.

Mitigation measures for the work are recommended be as follows:

- Contractor responsible for carrying out relevant searches (Council, DBYD, etc) as needed to confirm accuracy of plans.
- Work would be carried out in accordance with the Demolition Work Plan, relevant management plans and/or Demolition work Code of Practice (SafeWork NSW, 2019), or as agreed with service providers/in accordance with relevant conditions/approvals.
- Services would be disconnected and made safe for reconnection with any future development. Any work on services would be carried out by a suitably qualified person.

4. Statutory framework

4.1. Commonwealth legislation

4.1.1. Environment Protection and Biodiversity Conservation Act 1999

The accompanying Biodiversity Assessment concluded the proposed development is unlikely to result in any significant impacts to listed threatened species or ecological communities under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). Therefore, a referral to the Commonwealth Environment Minister is not recommended in this instance.

4.2. State planning legislation

4.2.1. Environmental Planning and Assessment Act 1979

Application is made for the proposed development in accordance with Part 4, Section 4.12 of the *Environmental Planning and Assessment Act 1979*.

Matters of consideration for the DA

This SEE has considered the relevant matters of Section 4.15 of the EP&A Act. Refer to consideration of the State Environmental Planning Policies in this section of SEE. This SEE has also considered the applicability of the provisions of any Local Environmental Plan and Development Control Plan as detailed in 4.3 below.

Section 4.15 of the EP&A Act also states that in determining a Development Application, a consent authority is to take into consideration other relevant matters. These matters are listed in Table 4-1.

Table 4-1 Relevant 4.15 matters

Other relevant 4.15 matters for consideration	
<ul style="list-style-type: none"> <i>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.....:</i> 	There are no known proposed instruments that are considered imminent and that are applicable to the proposal.
<ul style="list-style-type: none"> <i>any planning agreement.....:</i> 	There are no known planning agreements applicable to the development proposal.
<ul style="list-style-type: none"> <i>the suitability of the site for the development....:</i> 	This report has found that the subject land is suitable for the development as follows:

	<ul style="list-style-type: none"> The works are for demolition of a building to allow for redevelopment of the site, subject to future approvals. Environmental impacts are minimised and managed through the recommended mitigation measures in the SEMP.
<ul style="list-style-type: none"> any submissions.....: 	The Minister (as the determining authority) would undertake appropriate public notification and would consider any submissions made.
<ul style="list-style-type: none"> the public interest.....: 	The proposal has been found to comply with the relevant legislated planning policies and guidelines. As such, approval of the demolition is not inconsistent with the public interest.

Integrated development

The proposed development is not integrated development under Section of the 4.46 EP&A Act as there are no relevant provisions under the following Acts:

- Roads Act 1993
- Coal Mine Subsidence Compensation Act 2017.
- Fisheries Management Act 1994.
- Heritage Act 1977.
- Mining Act 1992.
- National Parks and Wildlife Act 1974.
- Petroleum (Onshore) Act 1991.
- Protection of the Environment Operations Act 1997.
- Rural Fires Act 1997.
- Water Management Act 2000.

4.2.2. Biodiversity Conservation Act 2016

In accordance with the provisions of the *Biodiversity Conservation Act 2016* (BC Act), the consent authority is required to take the likely impacts to biodiversity into consideration when determining a development application. Refer to section 3.6 for the summary of the biodiversity assessment.

4.2.3. National Parks and Wildlife Act 1974

The Section 81A of the National Parks and Wildlife Act 1974 identifies that lease areas are subject to relevant plans of management. For the subject land, the Kosciuszko National Park Plan of Management applies.

81A Leases, licences and easements subject to plan of management

Without limiting the generality of this Part, this Part has effect in respect of any part of a national park, historic site, nature reserve, karst conservation reserve, state conservation area, regional park or Aboriginal area that is the subject of a lease, licence or easement granted under Part 12.

4.2.4. State Environmental Planning Policy (Precincts—Regional) 2021

The subject land is within the Kosciuszko National Park. The provisions of Chapter 4 Kosciuszko Alpine Region under the State Environmental Planning Policy (Precincts—Regional) 2021 apply.

Relevant provisions	Response
4.4 Consent authority	The Minister is the consent authority for the proposed development.
4.6 Relationship with other environmental planning instruments (2) The following environmental planning instruments do not apply to land to which this Chapter applies— (a) Snowy River Local Environmental Plan 2013.	The SEPP applies to the subject land and the LEP does not.
4.9 Demolition The demolition of a building or work on land in the Alpine Region may be carried out only with development consent.	The accompanying application seeks development consent for the proposed demolition of the lodge.
4.17 Classified roads (1) The objectives of this section are as follows— (a) to ensure that development does not compromise the effective and ongoing operation and function of classified roads, (b) to prevent or reduce the potential impact of traffic noise and vehicle emissions on development adjacent to classified roads.	The site does not directly front a classified public road.
4.18 Bushfire hazard reduction Bushfire hazard reduction work authorised by the Rural Fires Act 1997 is permitted without development consent in the Alpine Region. Note— The Rural Fires Act 1997 also makes provision relating to the carrying out of development on bushfire prone land.	There is no bushfire hazard reduction works proposed. This SEE has considered the undertaking of the works on bushfire prone land, refer to section 3.5.
4.19 Public utility infrastructure (1) Development consent must not be granted for development in the Alpine Region unless the consent authority is satisfied that—	The lodge demolition includes the making safe of any connections and disconnections as required. Appropriate services would be available for any future development.

<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>4.21 Heritage conservation</p> <p>(1) The objective of this section is to conserve—</p> <p>(a) the environmental heritage of the Alpine Region, and</p> <p>(b) the heritage significance of heritage items, including associated fabric, settings and views, and</p> <p>(c) Aboriginal heritage items and Aboriginal places.</p>	<p>This SEE includes a supporting Aboriginal cultural heritage due diligence assessment, refer to section 3.7 for the summary of findings and full report at Appendix D.</p> <p>The proposed works are consistent with the objective of this clause because there are no expected impacts to Aboriginal heritage items and proper processes have been followed with recommendations made to avoid impacts.</p>
<p>4.25 Earthworks</p> <p>(1) The objective of this section is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p> <p>(2) Development consent is required for earthworks in the Alpine Region unless—</p> <p>(a) the earthworks are exempt development under this Chapter or another environmental planning instrument, or</p> <p>(b) the earthworks are ancillary to—</p> <p>(i) development permitted without consent under this Chapter, or</p> <p>(ii) development for which development consent has been given.</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>Earthworks are required as part of the removal of structures and stabilisation of the site. Details of the earthworks likely are described in the Geotechnical Investigation & Slope Stability Risk Assessment provided at Appendix B.</p> <p>Vegetation would be retained where possible, and any rehabilitation would comply with the Rehabilitation Guidelines for the Resorts Areas of Kosciuszko National Park (2007).</p> <p>Any soil stockpiling would occur on site or within approved stockpile areas and would be managed in accordance with the ESCP and Soil Stockpile Guidelines for the Resort Areas of Kosciuszko National Park (2017).</p>

<p><i>(d) the effect of the development on the existing and likely amenity of adjoining properties,</i></p> <p><i>(e) the source of any fill material and the destination of any excavated material,</i></p> <p><i>(f) the likelihood of disturbing relics,</i></p> <p><i>(g) the proximity to, and potential for adverse impacts on, a waterway, drinking water catchment or environmentally sensitive area,</i></p> <p><i>(h) appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</i></p>	
<p>4.26 Master plans</p> <p><i>(1) The Minister must prepare and approve a master plan that applies to the Alpine Region.</i></p> <p><i>(2) The master plan must contain the following information—</i></p> <p><i>(a) the strategic vision and general objectives for the Alpine Region,</i></p> <p><i>(b) a map showing existing and proposed types of development,</i></p> <p><i>(c) the performance criteria for development,</i></p> <p><i>(d) information about heritage items or places of heritage significance,</i></p> <p><i>(e) limitations on development on certain land, including environmentally sensitive areas, land prone to flooding and cultural heritage.</i></p>	<p>Refer to section 4.2.4 which addresses the adopted Master Plan for the Alpine Region.</p>
<p>4.27 Consultation with National Parks and Wildlife Service</p> <p><i>(1) Development consent must not be granted to development in the Alpine Region unless the consent authority has—</i></p> <p><i>(a) consulted with the National Parks and Wildlife Service, and</i></p> <p><i>(b) considered submissions received from the National Parks and Wildlife Service within the relevant period.</i></p> <p><i>(2) In this section—</i> <i>relevant period means—</i></p> <p><i>(a) 28 days after notice of the development application is given to the National Parks and Wildlife Service, or</i></p> <p><i>(b) another period determined by the Planning Secretary.</i></p>	<p>It is understood DPE staff would consult with NPWS about the proposed works. The KNP POM has been addressed in the following section of the SEE.</p>

<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> <p>(a) the aim and objectives of this Chapter set out in section 4.1,</p> <p>(b) a draft development control plan that is intended to apply to the land and has been published on the NSW planning portal,</p> <p>(c) a conservation agreement under the Environment Protection and Biodiversity Conservation Act 1999 of the Commonwealth that applies to the land,</p> <p>(d) the Geotechnical Policy —Kosciuszko Alpine Resorts published by the Department in November 2003,</p> <p>(2) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider—</p> <p>(a) a master plan approved by the Minister under section 4.26 that applies to the land, or</p> <p>(b) if a master plan has not been approved—a draft master plan prepared under section 4.26 that is intended to apply to the land and has been published on the NSW planning portal.</p>	<p>The works are consistent with the aims of Section 4.1 the SEPP to protect and enhance the Alpine Region by proposing appropriately managed works specifically relating to biodiversity and the natural environment setting.</p> <p>The works are consistent with the objectives as the demolition of the lodge and future development (subject to separate approval) would better support tourism in the Alpine Region all year round.</p> <p>This SEE has considered the environmental, social, or economic impacts on the natural or cultural environment of the Alpine Region, including cumulative impacts on the environment. There are no likely adverse impacts. Works would be appropriately managed.</p> <p>The Geotechnical Investigation & Slope Stability Risk Assessment and Demolition Works Plan has addressed the Geotechnical Policy-Kosciuszko Alpine Resorts.</p> <p>The EPBC Act provisions have been addressed in the biodiversity assessment for the works. No referral to the Commonwealth Minister is considered necessary in this instance.</p> <p>The Master Plan has been addressed in the following section.</p>
<p>4.29 Consideration of environmental, geotechnical and other matters</p> <p>(1) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following—</p> <p>(a) measures proposed to address geotechnical issues relating to the development,</p> <p>(b) the extent to which the development will achieve an 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, 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</p>	<p>The supporting documents include the Geotechnical Investigation & Slope Stability Risk Assessment prepared by suitably qualified engineers addressing the development risk.</p> <p>The SEMP, Demolition Work Plan, Geotechnical Investigation & Slope Stability Risk Assessment and ESCP show how the works would be managed.</p> <p>The SEMP would include measures for the protection of biodiversity and appropriate fire management for the risks associated with demolition. The proposed demolition would improve visual impacts on the natural setting with the removal of the dilapidated building and structures. Minimal resources would be needed to complete the works and where possible materials would be recycled. Any disturbed areas would be rehabilitated as necessary to minimise erosion. No change of use is proposed, and cumulative impacts (for example vegetation removal, additional construction traffic, use of</p>

<p>Unit in the Kosciuszko National Park Plan of Management,</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>(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>(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>(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>(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>accommodation by workers) are expected to be minimal.</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>Note—</p> <p>Under the National Parks and Wildlife Act 1974, section 81(4), operations on land to which a plan of management under that Act applies may be undertaken only if they are undertaken in accordance with the plan of management, despite another Act or an instrument made under an Act.</p>	<p>The proposal is consistent with the KPOM, as addressed in the following section of the SEE.</p>

Snowy Mountains Special Activation Precinct Master Plan

The Snowy Mountains Special Activation Precinct Master Plan (Master Plan) applies to Thredbo. The criteria and controls from the Master Plan relevant to the proposal have been considered and are addressed in Table 4-2.

Table 4-2 Consideration of relevant Master Plan criteria and controls

Relevant section	Provisions and response
Section 9 Structure Plans	<p>The proposed demolition of the lodge in preparation for future infill redevelopment is consistent with the structure plan for Thredbo. Specifically, the structure plan statement includes:</p> <p><i>“Thredbo provides significant opportunities for infill development in the main village.”</i></p>
Section 10 Alpine Precinct provisions	<p>10.1 Land Use</p> <p>Performance Criteria</p> <p>A. <i>Development is to be permissible and consistent with the Master Plan, Precincts—Regional SEPP, Alpine Development Control Plan, Kosciuszko National Park Plan of Management, and the National Parks and Wildlife Act.</i></p> <p>B. <i>In considering the suitability of the development, the consent authority must be satisfied that the development meets the performance criteria and development controls in this Master Plan and in the Alpine Development Control Plan.</i></p> <p>The proposed demolition is permissible and consistent with relevant documents as described in this SEE. The development addresses the Master Plan, there is currently no Alpine Development Control Plan available to be addressed.</p> <p>10.2 Alpine Resorts</p> <p>Performance Criteria</p> <p>D. <i>Development should be designed to reduce on-site power consumption and improve environmental performance.</i></p> <p>E. <i>Development should be designed to contribute to the alpine character of the Alpine Resorts and reflect the alpine landscape and natural environment.</i></p> <p><i>The proposed demolition would provide opportunity for future energy efficient development. The works would be carried out in a manner that appropriately responds to the unique sensitive natural environment and landscape.</i></p> <p>10.2 Alpine Resorts</p> <p>Performance Criteria</p> <p>A. <i>Development should contribute to visitor attraction and village experience through:</i></p> <p><i>i. the prioritisation of infill development.</i></p>

	KT have proposed the demolition of the existing lodge to support and enable infill development.
Section 11 Environment and sustainability	<p>11.1 Biodiversity</p> <p>Performance Criteria</p> <p><i>A. All development is to apply the avoid, minimise and offset methodology.</i></p> <p><i>B. Development is to avoid threatened ecological communities and threatened species habitat; such vegetation should not be removed. Development may occur in these areas if it is for essential infrastructure.</i></p> <p><i>D. Development should be concentrated in and around already disturbed areas. Where possible, development should provide a buffer between areas of high ecological value and buildings and structures.</i></p> <p><i>E. Development should consider the biodiversity impacts of bushfire asset protection zones (APZ) and associated vegetation management.</i></p> <p><i>F. Development must offset any impacts to biodiversity through direct management measures within Kosciuszko National Park and should be related to the biodiversity impacted.</i></p> <p><i>G. Riparian corridors must be preserved while ensuring consistency with the proposed Flooding and Drainage Strategy for the Precinct.</i></p> <p><i>H. Any revegetation or planting within Kosciuszko National Park should follow the Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park.</i></p> <p>A survey of the subject land has been completed for the works to avoid and minimise impacts to biodiversity. One tree would be removed. The potential for bushfire has been considered and no clearing for this purpose is proposed. No need for offsets has been identified. Any rehabilitation necessary would be carried out in accordance with the <i>Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park</i>.</p> <p>11.2 Geotechnical</p> <p>Performance Criteria</p> <p><i>A. Development must address the requirements of the Geotechnical Policy – Kosciuszko National Park (DPNIR, 2003). This includes:</i></p> <p><i>i. development on land covered by the geotechnical maps, under the above policy must ensure the requirements of the policy are met.</i></p> <p><i>ii. development on land not covered by the geotechnical maps under the above policy must ensure the requirements of the policy are met and should also use the risk susceptibility mapping to inform the requirements and design of development.</i></p> <p><i>B. Development must include an assessment of geotechnical risks.</i></p> <p><i>C. Buildings and structures must be designed to accommodate the specific geotechnical risks identified for the site.</i></p> <p>The Geotechnical Policy Kosciuszko Alpine Resorts has been considered in the Geotechnical Investigation & Slope Stability Risk Assessment submitted with this SEE.</p> <p>11.4 Water Quality</p>

	<p>Performance Criteria</p> <p><i>F. Erosion and sediment control should be managed during construction to ensure impacts to waterways are minimised in accordance with Managing Urban Stormwater Soils and Construction, also known as the Blue Book (current edition).</i></p> <p>An Erosion and Sediment Control Plan (ESCP) complying with the Performance Criteria has been prepared for the proposed works and is included in the documents set submitted with this SEE.</p> <p>11.5 Bushfire</p> <p>Performance Criteria</p> <p>A. Development is to:</p> <ul style="list-style-type: none"> <i>i. minimise perimeters exposed to the bushfire hazard.</i> <i>ii. minimise vegetated corridors that permit the passage of bushfire towards development.</i> <i>iii. provide for the siting of future development away from ridge-tops and steep slopes, within saddles and narrow ridge crests.</i> <i>iv. ensure capacity of existing infrastructure (such as roads and utilities) can accommodate the increase in demand during emergencies as a result of the development.</i> <p>B. Asset Protection Zones are to be provided and maintained between a bushfire hazard and future development and are designed to address the relevant bushfire attack mechanisms.</p> <p>C. Adequate access is to be provided from all properties to the wider road network for park users emergency services and to provide access to hazard vegetation to facilitate bushfire mitigation works and fire suppression.</p> <p>The NSW Rural Fire Service' Planning for Bushfire Protection 2019 has been considered in the proposed approach to works, refer to Table 3-1 for the relevant proposed measures.</p> <p>11.6 Sustainability and climate change</p> <p>Performance Criteria</p> <p>B. Development should preserve the Precincts landscape, cultural, heritage and biodiversity values by avoiding and minimising impact.</p> <p>This SEE and supporting documents have considered the works impacts and included measures to minimise and avoid impacts to landscape, cultural, heritage and biodiversity values.</p>
<p>Section 12 Place and landscape</p>	<p>12.1 Aboriginal Cultural Heritage</p> <p>Performance Criteria</p> <p>A. Areas of Aboriginal cultural heritage (included as part of the environmentally sensitive areas map) should not be developed. Development may occur in these areas if it is for essential infrastructure and where further Aboriginal cultural heritage assessment will be undertaken to appropriately mitigate and manage any impacts to Aboriginal cultural heritage items, places or areas.</p>

C. Development in areas where surveys have not been undertaken require further Aboriginal cultural heritage assessment. These assessments must be carried out in accordance with Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (as modified from time to time) prior to any development on this land. These assessments must include a visual survey of the land. Once suitably assessed, any land identified as having Aboriginal cultural heritage significance should be included on the Environmentally Sensitive Areas (ESA) map.

i. development within areas identified as 'disturbed land' do not require any further investigation beyond considering the potential for subsurface archaeological deposits. If current disturbances are considered to cover intact archaeological deposits, further investigation should take place that may include test excavation. Should development encounter any unexpected finds during construction, the procedures under the relevant unexpected finds protocol should be followed.

The subject land is within the mapped disturbed land zone. Due to the potential for ground disturbance a desktop due diligence assessment has been prepared to consider the potential for subsurface archaeological deposits, refer to Appendix D.

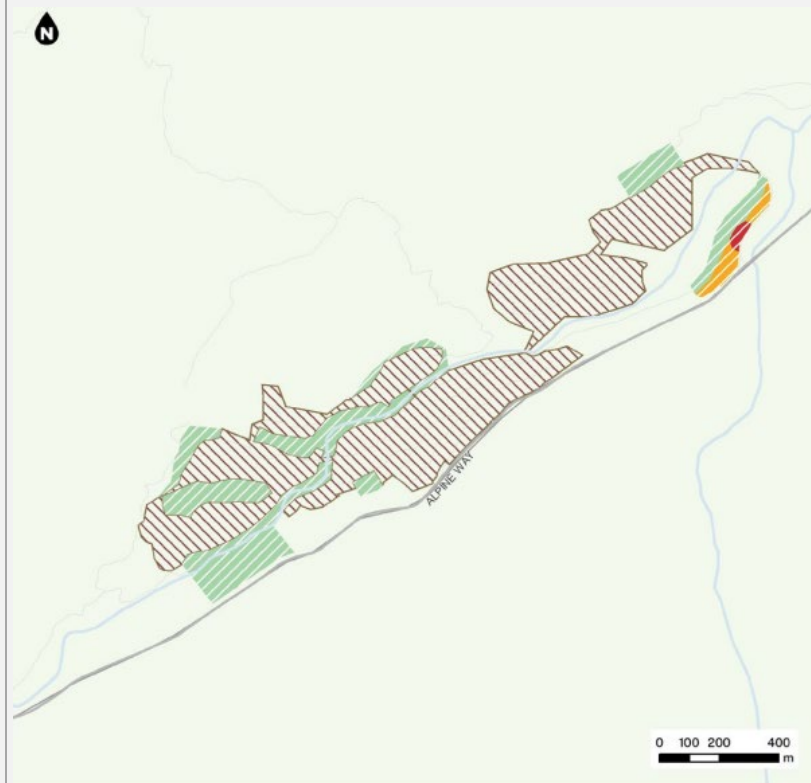


Figure 58: Aboriginal Cultural Heritage (ACH) potential - Thredbo

- Road
- Waterway
- ACH high potential
- ACH moderate potential
- ACH low potential
- Disturbed land



	<p>12.2 Historic heritage</p> <p>The subject land is within areas identified as low risk and is not within any mapped heritage precincts. The land is approximately 20m from the 'East Precinct'. The subject land is within two infill sites and does not directly neighbour a heritage item.</p> <p>12.3 Landscape, character and open space</p> <p>Performance Criteria</p> <p><i>B. Development should protect, conserve and enhance the Alpine Precinct's natural environment and create a green infrastructure network, where possible.</i></p> <p><i>D. Revegetation and new plantings should follow the Rehabilitation guidelines for the Resort Areas of Kosciuszko National Park.</i></p> <p>The SEMP includes measures to protect and conserve the natural environment. All relevant disturbed areas would be rehabilitated in accordance with the Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park (NGH 2007).</p>
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Kosciuszko National Park Plan of Management

The KPOM provisions relevant to the proposal have been considered and are addressed in Table 4-3.

Table 4-3 Consideration of relevant KPOM provisions

Relevant section	Provisions and response
5.6 Visitor Services Zone	<p>5.6.1 Management Objective</p> <p><i>The Visitor Services Zone will be managed as a set of discrete development nodes within which appropriate recreational infrastructure, visitor accommodation and park depots are concentrated.</i></p> <p><i>These facilities will:</i></p> <ul style="list-style-type: none"> <i>• Provide interlinked opportunities for visitors to experience, enjoy and understand the values of the park. Within the alpine resorts these will primarily be directed at snow-based recreation; and</i> <p>The proposed works would be consistent with the zoning provisions for the Thredbo resort, as the demolition of the existing building allows for future increased accommodation improving the currently underutilised land and would support winter and summer accommodation needs.</p>
6.5 Soils	<p>6.5.1 Management Objective</p> <p><i>Soil features and processes are protected, and where necessary, managed within the bounds of acceptable limits of disturbance.</i></p> <p>The proposed works would be consistent with this objective, minimal soil disturbance is proposed. Included in the supporting documents is an Erosion and Sediment Control Plan to avoid and minimise on and offsite soil impacts (refer to the ESCP at Appendix E).</p>

6.6 Rivers and Lakes	<p>6.6.1 Management Objective</p> <p><i>The environmental condition of all watercourses and waterbodies is maintained or improved.</i></p> <p>Included in the supporting documents is an ESCP to avoid and minimise impacts to surface water and potential inflow to the Thredbo River.</p>
6.7 Native Plants	<p>6.7.1 Management Objective</p> <p><i>Native plant species and communities are maintained and/or rehabilitated and include a representative range of successional stages and age classes.</i></p> <p>A Biodiversity Assessment has been completed for the works. Works would be carried out in disturbed areas to avoid vegetation removal as much as possible. Any required rehabilitation within the works area would be carried in accordance with the <i>Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park</i>.</p>
6.8 Native Animals	<p>6.8.1 Management Objective</p> <p><i>Viable populations of all native animal species that currently occur in the park are maintained or restored.</i></p> <p>A Biodiversity Assessment has been completed for the works. A test of significance has been prepared and included in Appendix C. The works processes have been designed to avoid and minimise impacts to native fauna that may be present on site. A pre-clearance survey would be carried out as well as a fauna spotter catcher located on-site during the works.</p>
7 People and the Landscape	<p>7.1.1 Management Objective</p> <p><i>The cultural heritage values of the park are protected and managed in a strategic, comprehensive and integrated way.</i></p> <p>The cultural heritage values of the park have been addressed, this SEE is supported by a due diligence assessment, refer to Appendix D.</p>
8.19 Visitor Accommodation	<p>8.19.1 Management Objective</p> <p><i>The provision of visitor accommodation outside of the Visitor Services Zone is limited.</i></p> <p>The proposed demolition allows for re-use of the area for accommodation purposes, consistent with the POM allowances for the Alpine resorts. The future development would support ongoing use of the park. There is no proposed change to accommodation limits as part of this application.</p>
10 Areas of Exceptional Recreational Significance	<p>Thredbo alpine resort is identified in the POM as an area of exceptional recreational significance. Detailed provisions concerning the management of Thredbo is provided in Chapter 10.</p> <p>10.2 Alpine Resorts Management Units</p> <p>10.2.1 Management Objective</p>

	<p><i>The alpine resorts provide for a range of principally snow-based recreational opportunities that promote enjoyment, understanding and appreciation of the natural and cultural values of the park.</i></p> <p>10.2.2 Management Objective</p> <p><i>All activities, facilities and services provided in the alpine resort management units meet environmental health and safety obligations.</i></p> <p>10.4 Thredbo Management Unit</p> <p>10.4.1 Management Objective</p> <p><i>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.</i></p> <p>The proposed works are consistent with the relevant management unit provisions as the demolition of the existing lodge would be carried out to enable infill development with greater accommodation opportunities for visitors.</p>
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4.2.5. State Environmental Planning Policies

Other relevant SEPPs relevant to the proposal have been considered and are addressed in Table 4-4.

Table 4-4 Consideration of relevant SEPPs

Relevant SEPP	Provisions and response
State Environmental Planning Policy (Transport and Infrastructure) 2021	<p>2.48 Determination of development applications—other development</p> <p>(1) <i>This section applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following—</i></p> <p>(a) <i>the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,</i></p> <p>(b) <i>development carried out—</i></p> <p>(i) <i>within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or</i></p> <p>(ii) <i>immediately adjacent to an electricity substation, or</i></p> <p>(iii) <i>within 5m of an exposed overhead electricity power line,</i></p> <p>(2) <i>Before determining a development application (or an application for modification of a consent) for development to which this section applies, the consent authority must—</i></p> <p>(a) <i>give written notice to the electricity supply authority for the area in which the development is to be carried out, inviting comments about potential safety risks, and</i></p> <p>(b) <i>take into consideration any response to the notice that is received within 21 days after the notice is given.</i></p>

	<p>There are underground powerlines present (HV and LV) on the site. Removal of concrete driveway and/or retaining walls are likely to be near (potentially within 2m of HV lines, works in the side and rear of the lot may be near/directly impact LV lines).</p> <p>Referral to the electricity supply authority is likely needed to be undertaken by the determining authority.</p> <p>Kosciuszko Thredbo will liaise directly with Essential Energy to manage and potential impacts to HV infrastructure</p> <p>2.119 Development with frontage to classified road</p> <p>The site does not directly front a classified public road.</p>
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4.3. Local planning controls

4.3.1. Snowy River Local Environmental Plan 2013

The State Environmental Planning Policy (Precincts—Regional) 2021 confirms that the Snowy River Local Environmental Plan 2013 (LEP) no longer applies to the subject land.

4.3.2. Development Control Plans

The Snowy Mountains Special Activation Precinct Master Plan (DPE, 2022) identifies that an Alpine Development Control Plan would be developed. As this document is not yet complete, there is no DCP relevant to the works. It is noted that the State Environmental Planning Policy (Precincts—Regional) 2021 prevails over any Development Control Plan, refer to Table 4-4 for relevant SEPP provisions.

5. Environmental assessment summary

The recommended mitigation measures that can be incorporated in the Site Environmental Management Plan are summarised in Table 5-1.

Table 5-1 Summary of potential environmental effects and mitigation measures proposed

Primary Matters	Comment	Safeguards and Mitigation Measures
Context and setting	The inclusion of a site compound and parking area for workers at Friday Flat would minimise impacts to subject land and near accommodation sites.	The works would be carried out in accordance with the Demolition Work Plan to minimise impacts to the Thredbo Village and Bobuck Lane.
Visual effect	The proposed works would remove the buildings and structures on site. The site would be stabilised and left in a suitable state that would minimise adverse visual effects. Dust would be managed as per the requirements set out in the Demolition Work Plan.	Dust mitigation measures would be implemented during the works as per the Demolition Work Plan. Relevant management measures can be included in the SEMP for the site if needed.
Access and Traffic	Access would be required from Bobuck Lane, a one-way road.	A Traffic Management Plan would be prepared prior to construction to manage vehicle and pedestrian movement.
Heritage (Aboriginal Cultural heritage and historic built heritage)	The proposed activity is unlikely to harm Aboriginal objects and further archaeological assessment is not required. There is no historic heritage mapped within the works area.	The recommendations of the Aboriginal heritage due diligence assessment would be included in SEMP.
Biodiversity	There is a potential impact on threatened species, however none of them would be significantly impacted if mitigation measures are implemented. The biodiversity assessment concluded that the BOS is not triggered.	The recommended mitigation measures identified in the biodiversity assessment would be included in the SEMP.

Noise and Vibration	<p>Noise impacts would be expected due to the proposed demolition approach.</p> <p>Measures are proposed to avoid offsite vibration impacts.</p>	<p>Noise from the works would be limited by the proposed construction hours.</p> <ul style="list-style-type: none"> Monday to Friday: 7am-6pm. Saturday: 8am-1pm. <p>Sundays or public holidays: No work</p> <p>The Demolition Work Plan includes measures for limiting noise and vibration to be implemented during the demolition process.</p>
Social and Economic impacts	<p>The works are consistent with the POM and provision of appropriate accommodation sites.</p>	<p>Measures included in the SEMP would address the potential amenity impacts associated with the demolition works.</p>
Infrastructure	<p>Services would be safely disconnected. Referral to Essential Energy would be undertaken by DPE as needed.</p>	<p>Works would be completed by appropriately licenced contractors. Any utility comments or conditions would be included in the SEMP as needed.</p>
Construction	<p>General construction impacts are expected and would be minimised and managed.</p>	<p>A SEMP would be prepared and implemented for the works generally addressing the construction and including specific measures as needed.</p>
Soil and Water	<p>Earthworks are also proposed that could result in erosion and sedimentation.</p>	<p>Soil and water management measures are included in the Demolition Work Plan, Geotechnical Investigation & Slope Stability Risk Assessment and ESCP.</p>
Air quality	<p>The demolition process can cause dust impacts that could impact air quality where not managed.</p>	<p>Measures for dust suppression and management are included in the Demolition Work Plan and ESCP.</p>
Natural hazards	<p>The subject land is bushfire prone.</p>	<p>The SEMP would include required bushfire protection measures addressing evacuation, water access for firefighting purposes and traffic management to provide for emergency services access.</p>

Statement of Environmental Effects

Sonnblick Lodge demolition



Waste	Waste would be generated by the demolition. Materials would be recycled where possible or sent to appropriately licensed facilities.	Transfer of waste would comply with relevant waste facilities recycling or disposal standards.
Hazardous goods and materials	Asbestos and other hazardous materials may be present.	The Demolition Work Plan sets out the process for identification and removal of asbestos and any other potentially hazardous waste. A hazardous material assessment would be completed prior to the commencement of work.
Landscaping	Vegetation within the subject land would be retained where possible, however some disturbance is expected.	All required rehabilitation would be in accordance with the Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park (NGH 2007).

6. Conclusion

The proposed demolition of the Sonnblick Lodge meets the relevant requirements of Section 4.15 of the *Environmental Planning and Assessment Act 1979* and provisions of the State Environmental Planning Policy (Precincts—Regional) 2021. The proposed development and approach to construction works has taken into consideration relevant environmental and amenity factors relevant to the Thredbo alpine resort and National Park setting.

The development is considered consistent with the Kosciuszko National Park Plan of Management and is expected to have minimal environmental and amenity impacts. The development specifically would:

- Manage the slope stability risk.
- Manage noise, dust, traffic, and waste to minimise impacts on adjoining accommodation sites.
- Not have any significant impacts on threatened entities.
- Be suitable for the bushfire risk of the area.
- Not have any expected impact to Aboriginal heritage.

The proposed demolition would result in a positive impact for the community and local economy by enabling future redevelopment (subject to separate future approvals) that contributes to the vision outlined in the Snowy Mountains Special Activation Precinct Master Plan.

This SEE and all supporting documents have shown that there are reasonable grounds for the Minister to grant consent for the proposed development. The safeguards and mitigation measures committed to by the applicant in this SEE would provide for development that is in the public interest.

Appendix A Demolition Work Plan

Appendix B Geotechnical Investigation and Slope Stability Risk Assessment

Appendix C Biodiversity reporting

Appendix D Aboriginal heritage due diligence

Appendix E Erosion and Sediment Control Plan



NGH Pty Ltd

NSW • ACT • QLD • VIC

ABN 31 124 444 622 ACN 124 444 622

E: ngh@nghconsulting.com.au

GOLD COAST

2B 34 Tallebudgera Creek Road
Burleigh Heads QLD 4220
(PO Box 424 West Burleigh QLD 4219)

T. (07) 3129 7633

SYDNEY REGION

Unit 17, 21 Mary Street
Surry Hills NSW 2010

T. (02) 8202 8333

BEGA

Suite 11, 89-91 Auckland Street
(PO Box 470)
Bega NSW 2550

T. (02) 6492 8333

MELBOURNE

Level 14, 10-16 Queen Street
Melbourne VIC 3000

T: (03) 7031 9123

TOWNSVILLE

Level 4, 67-75 Denham Street
Townsville QLD 4810

T. (07) 4410 9000

BRISBANE

T3, Level 7, 348 Edward Street
Brisbane QLD 4000

T. (07) 3129 7633

NEWCASTLE - HUNTER & NORTH COAST

Level 1, 31-33 Beaumont Street
Hamilton NSW 2303

T. (02) 4929 2301

WAGGA WAGGA - RIVERINA & WESTERN NSW

35 Kincaid Street (PO Box 5464)
Wagga Wagga NSW 2650

T. (02) 6971 9696

CANBERRA

Unit 8, 27 Yallourn Street
(PO Box 62)
Fyshwick ACT 2609

T. (02) 6280 5053

SUNSHINE COAST

Suite 101, Level 2/30 Main Drive
Birtinya QLD 4575

(07) 4410 9000

WODONGA

Unit 2, 83 Hume Street
(PO Box 506)

Wodonga VIC 3690

T. (02) 6067 2533