



# Snowmaking Infrastructure Upgrades Beginner Bowl, Thredbo

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Development Application Assessment  
DA 24/2514

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

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# Glossary

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

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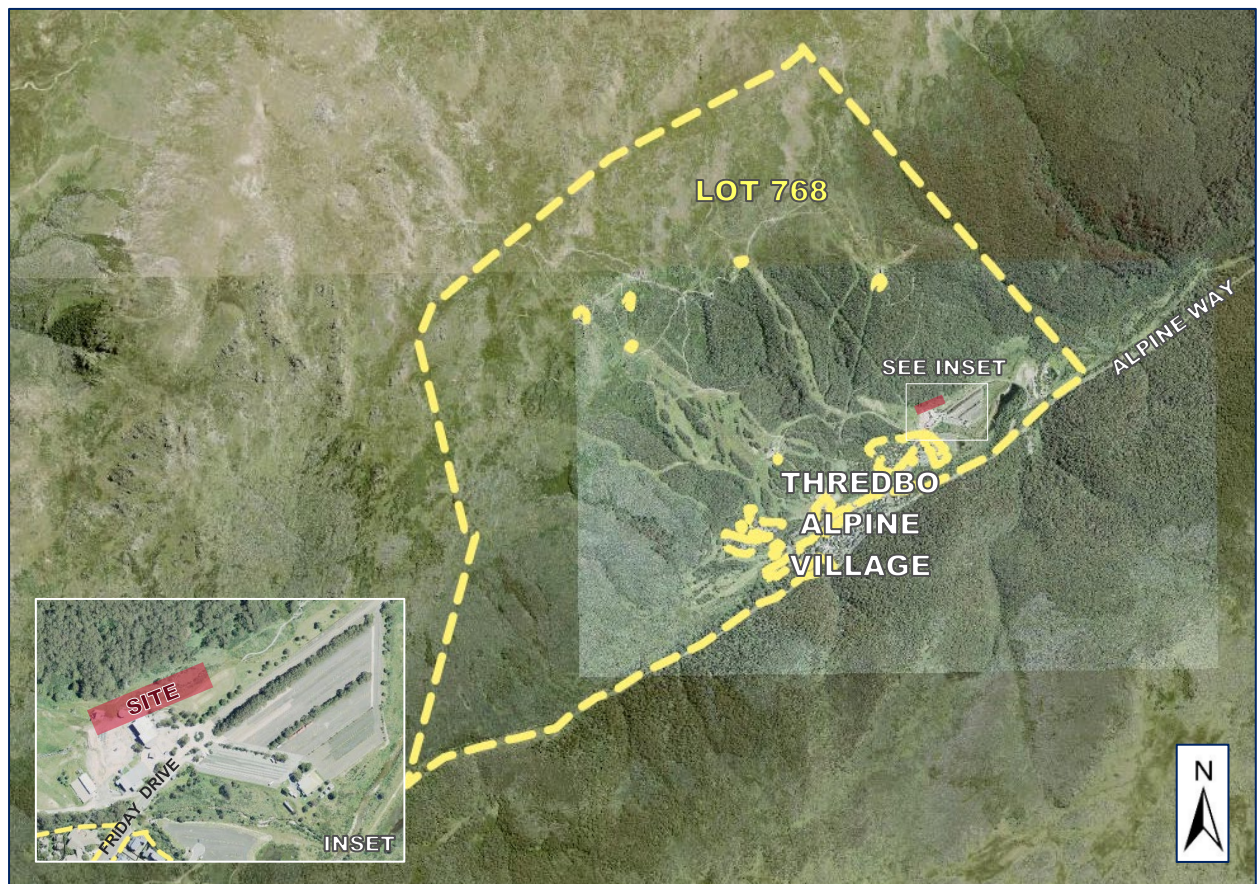
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# 1 Introduction

This report contains the Department's assessment of the Development Application (DA 24/2514) lodged by Kosciuszko Thredbo Pty Ltd (the Applicant) seeking approval to upgrade snowmaking infrastructure within the existing Beginner Bowl ski area at the locality of Friday Flat within Thredbo Alpine Resort, Kosciuszko National Park (KNP).

The site is within the Thredbo Head Lease Area of Lot 876 DP1243112 in the south-eastern area of the allotment (refer to **Figure 1**), identified as 2 Friday Drive, Thredbo. It is a gently sloping site from east to west that is utilised by people learning to ski and snowboard.



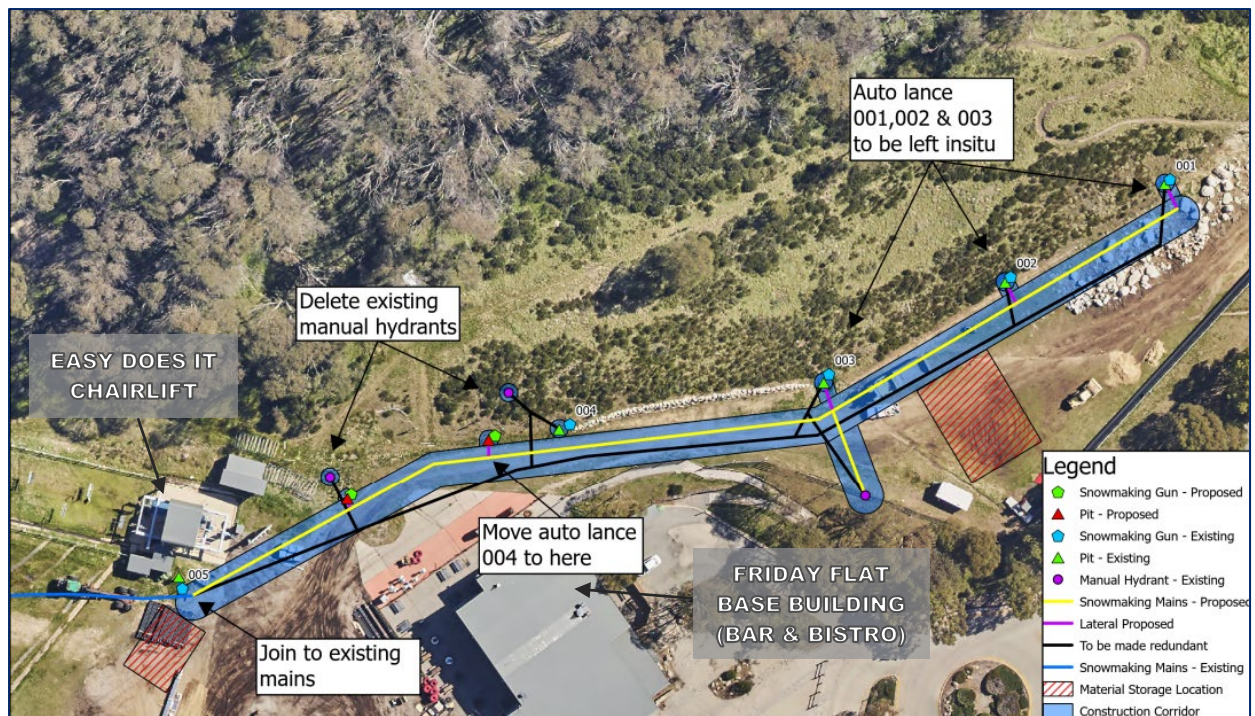
**Figure 1 |** Location of the Beginner Bowl site in the context of Lot 876 and Thredbo Alpine Village (Source: NSW Planning Portal Spatial Viewer, with annotations)

The Applicant seeks approval for the decommissioning and partial removal of existing snowmaking infrastructure at the Beginners Bowl site and installation of new snowmaking infrastructure, an overview of which is provided in **Figure 2**, comprising the following:

- The realignment of snowmaking mains within close proximity to the existing mains lines, proposed to be relocated between four (4) to eight (8) metres to the north of the existing mains line, comprising approximately 193 metres of new snowmaking mains.
- New lateral pipe lines from the main line to existing or proposed pits, comprising a total of approximately twelve (12) metres of lateral work for the following:
  - existing pits and guns at locations 001, 002 and 003 to remain in situ and operational.



- construction of a new 004 pit approximately twelve (12) metres to the west of the existing pit, including relocation of the existing 004 auto lance gun to the new pit. A manual hydrant at the existing location 004 will be deleted and the existing 004 pit decommissioned.
  - construction of an additional pit (midway between existing location 005 and proposed relocated location 004) with the installation a new snowmaking gun proposed. This is the only additional pit and gun proposed (that is not replacing existing infrastructure).
  - delete a manual hydrant to the north of the new pit location.
- The exiting mains and laterals are to be made redundant and left in situ unless they interfere with the new infrastructure.

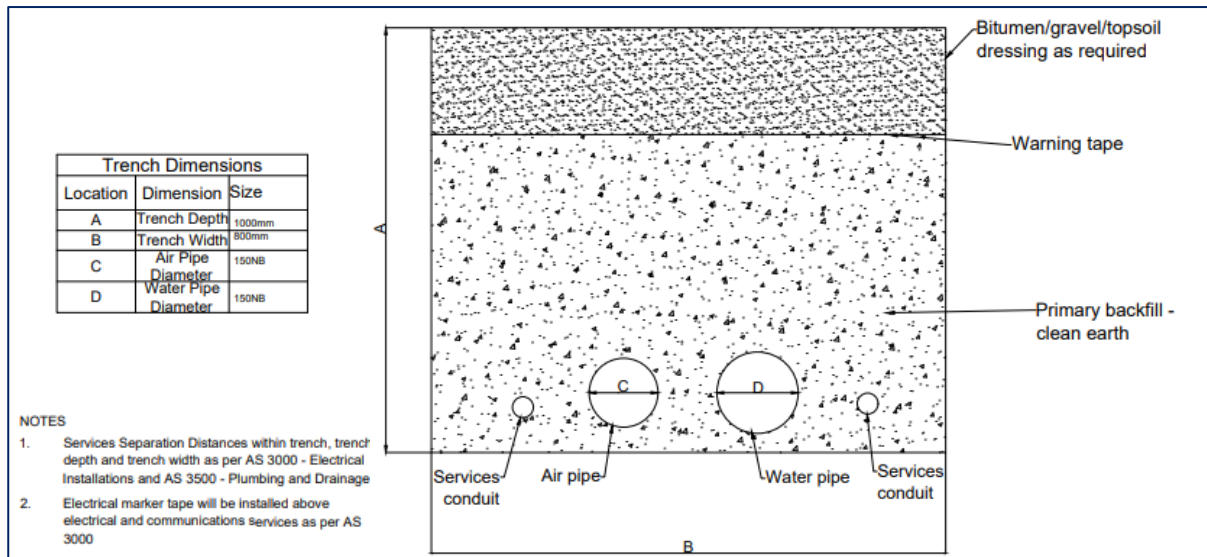


**Figure 2 |** Site map identifying the Beginner Bowl works, material storage locations and construction corridor (Source: Applicant's documentation with annotations)

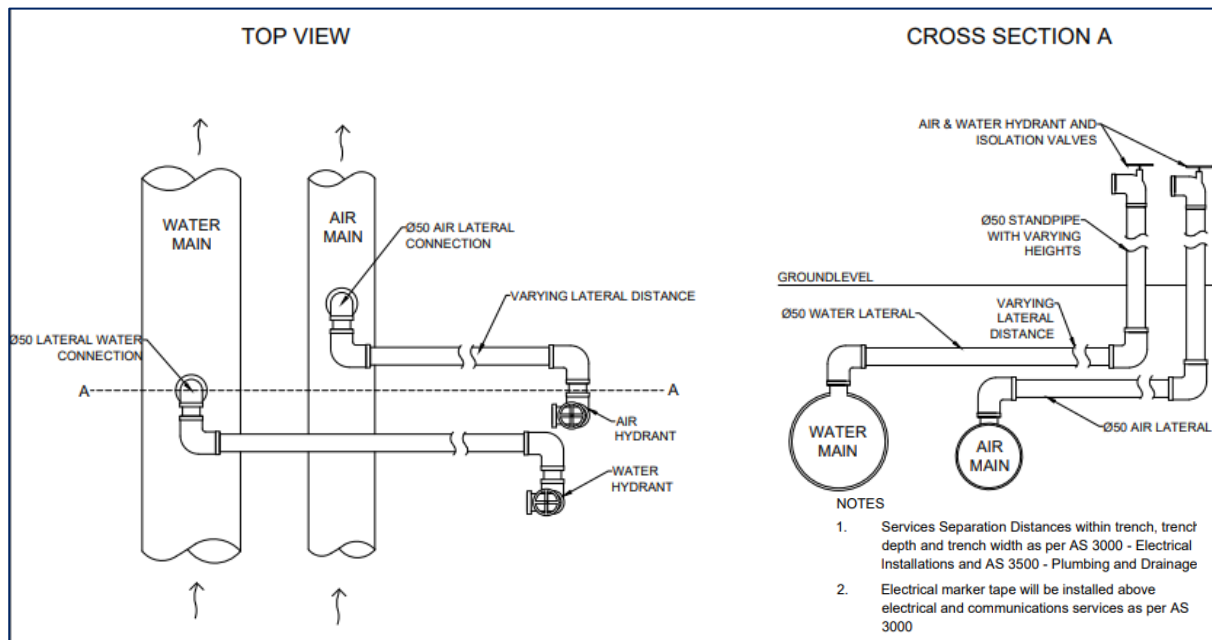
A common trench approximately 0.8 metres wide by 1.0 metre deep will be excavated for the new snowmaking mains into which new air and water pipes will be installed together with a power and a dialogue cable. A construction corridor approximately ten (10) metres wide will be required along the main line. Details of the mains snowmaking trench is shown in a cross section in **Figure 3**.

The installation of laterals from the snowmaking mains to the pits will similarly include air and water pipes, and a power and dialogue cable. The lateral trench will be approximately 0.60 metres wide by 0.6 - 0.8 metres deep. The construction corridor for the laterals is approximately three (3) metres wide. Details of the laterals snowmaking cross section connection are provided in **Figure 4**.

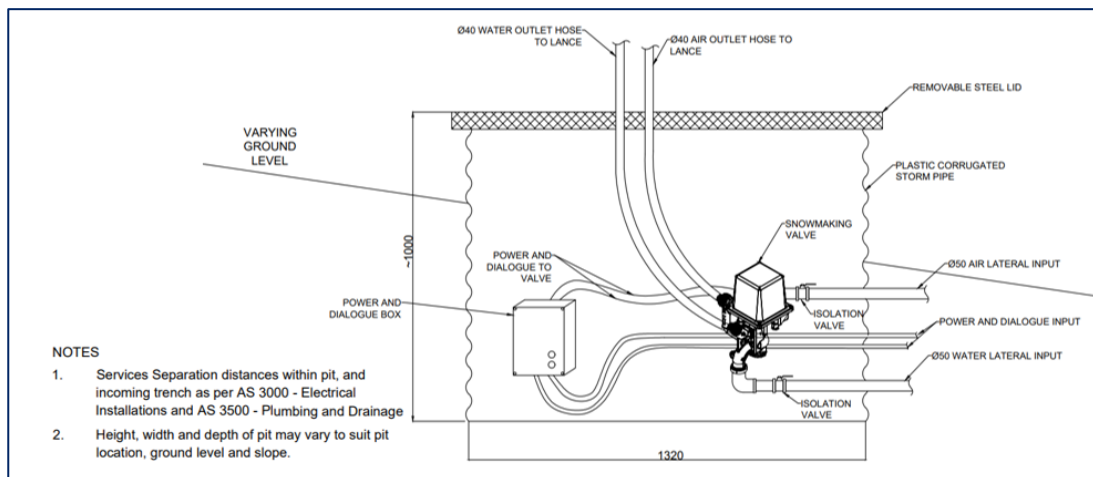
While the height, width and depth of the two (2) new pits will vary according to the slope, the typical dimensions and componentry is depicted in the cross section in **Figure 5**.



**Figure 3 | Mains snowmaking trench cross section (Source: from the Applicant's documentation)**



**Figure 4 | Lateral connection to the mains (Source: from the Applicant's documentation)**



**Figure 5 | Snowmaking pit cross section (Source: from the Applicant's documentation)**

The Applicant advises that the purpose of the Development is to replace existing snowmaking infrastructure that is nearing the end of its design life. The existing infrastructure within the site comprises lance guns which rely on the supply of air, water, electricity and dialogue. Upgrading the infrastructure as proposed will increase the efficiency of artificial snowmaking and enhance snow cover in the locality. In response to the challenges posed by the sustainability of natural snow fall within a changing climate, artificial snowmaking improves seasonal length and viability and is considered critical infrastructure for the operation of the resort.

Construction works to install the infrastructure is expected to be carried out over an estimated two-week period during the summer season.

The estimated development cost for the proposal is \$113,944.60.

The supporting documents 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 South East and Tableland Regional Plan 2036 describes the vision, goals and actions that will deliver greater prosperity for those who live, work and visit the region. The plan provides an overarching framework to guide more detailed land use plans, development proposals and infrastructure funding decisions. In relation to the alpine resorts, the Regional Plan seeks to promote more diverse tourism opportunities in the Snowy Mountains that will strengthen long-term resilience while acknowledging the environmental and cultural significance of the locality.

The proposal is consistent with the Regional Plan as it will maintain and enhance snowmaking in the primary snow sport learner's area of Thredbo Alpine Resort. Snowmaking extends seasonal length and viability of the snow season and is important infrastructure for the operation of the ski resort, particularly in mitigating impacts from adverse seasonal conditions and against potential Climate Change. The proposal will allow the Thredbo Alpine Resort to continue to meet the demands of the snow sports community, which leads to continued visitation to the NSW ski fields during the winter period.

#### Snowy Mountains Special Activation Precinct Master Plan

The Snowy Mountains Special Activation Precinct Master Plan outlines the 40-year vision for the Snowy Mountains as a year-round tourist destination with new business opportunities, services and community infrastructure for the people that live, work and visit the region. Section 9.1 relates to the Thredbo Alpine Resort. The proposal is consistent with the Master Plan as the proposal relates to supporting new and upgraded infrastructure in an environmentally sensitive way to augment snowmaking and support recreational activities and winter visitation within Thredbo Alpine Resort and KNP.

#### Precincts - Regional SEPP

The proposal is consistent with Chapter 4 of the Precincts - Regional SEPP as the development will be undertaken in an ecologically sustainable way to prevent adverse environmental, social or economic impacts on the natural or cultural environment, ensuring that KNP values are being protected and upheld.

Under the provisions of section 4.27 of the Precincts - Regional SEPP, the National Parks and Wildlife Service (NPWS) have a commenting role as the land manager, which includes administering the Plan of Management framework for KNP that incorporates objectives, principles and policies to guide the long-term management of the KNP. NPWS have recommended conditions to prevent adverse environmental, social or economic impacts on the natural or cultural environment.

#### Draft South East and Tableland Regional Plan 2041

The draft plan identifies the alpine areas as providing important biodiversity to the region and acknowledges the contribution of visitation to the Snowy Mountains to the regional and state tourism economy.

The proposal is consistent with the draft Regional Plan as it will not result in adverse biodiversity impacts and will enhance snow coverage and snow season longevity in the Thredbo Alpine Resort. This supports visitor experience and the maintenance of visitation to KNP as a winter destination, along with sustaining the local, regional and state economy.

## 2.2 Permissibility

The proposal includes works for the installation of new *snowmaking infrastructure*, consistent with the definition as defined in Schedule 4A of Chapter 4 of *State Environmental Planning Policy (Precincts – Regional) 2021* (the Precincts - Regional SEPP).

Pursuant to section 4.7 of the Precincts - Regional SEPP, snowmaking infrastructure is permissible with consent within the Thredbo 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 supports the ongoing use of the skiable terrain at Thredbo Alpine Resort providing reliable snow cover for winter operations.</p> <p>The location of proposed works adjoins the existing Beginners Bowl ski area. It comprises areas of ski terrain, existing snowmaking infrastructure, lifting facilities and a vehicle access track. Vegetation along the proposed construction corridor comprises a mix of exotic and native species which has already been heavily modified and disturbed. The area of works and the accompanying construction corridor is not identified as having high biodiversity value.</p> <p>The construction impacts will be maintained in a narrow construction footprint, causing minimal disturbance to the environment. Upgrading and improving the snowmaking infrastructure at the subject location is considered to have a positive social and economic impact while minimising any impact on the environment.</p>
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	<p>The proposal would not have an unacceptable impact on the environment, as discussed throughout this report, thus being compatible with ecologically sustainable development. Mitigation measures during construction have been included in the recommended conditions of consent.</p>

(c) to promote the orderly and economic use and development of land,	The development seeks approval for works that upgrade the operational capacity and longevity of the Beginner Bowl ski area. This contributes to greater visitor amenity and supports Alpine Resort visitation for winter snow sports and tourism, thereby promoting the ongoing orderly and economic use of the land.
(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,	Impacts upon the environment are limited to a previously disturbed area, avoiding sensitive areas identified on the Biodiversity Values Map and impacts on threatened species. An assessment of impacts is provided in <b>Section 4</b> .
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	The development site is located in a highly disturbed area of the Thredbo resort. The proposed development is not anticipated to result in any adverse impacts upon built and cultural heritage, including Aboriginal cultural heritage. The NPWS raised no concerns in relation to the Due Diligence assessment provided by the Applicant and impacts on Aboriginal cultural heritage. The proposal is considered to have low potential to impact on unrecorded objects or sites in the locality. The Department concludes that the proposal has demonstrated due diligence and is satisfactory in relation to avoiding impacts on built and Aboriginal cultural heritage. An expected finds procedure will be applied. No additional assessment is required.
(g) to promote good design and amenity of the built environment,	The Department considers that the proposed works will not detract from any built form. Apart from the temporary visual impact from the excavation works, the only visual change to the setting is the minor relocation of one lance gun and the addition of one extra snowmaking lance gun. The changes are considered minor and remain compatible with the setting and surroundings.
(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 works are undertaken in accordance with legislation, guidelines, policies and procedures to ensure the health and safety of people



and animals who may be present in the area of works (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 consulted with the NPWS and considered their response (refer to <b>Section 3</b> and <b>Section 4</b> ).                 |
| (j) to provide increased opportunity for community participation in environmental planning and assessment.  | The proposal was made publicly available in accordance with the Department's Community Participation Plan (refer to <b>Section 3</b> ). |

### 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 principal EPI which applies to the site for this type of development. An assessment against the requirements of Chapter 4 of the Precincts - Regional 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&amp;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	The Department has considered the likely impacts of the development, where the proposal is considered to have positive economic and social impacts while the environmental and cultural values of the site and locality will be maintained. Environmental impacts have been contained where possible and site works can be appropriately managed and mitigated through conditions of consent.
(c) the suitability of the site for the development,	The site is suitable for the development and supports the ongoing operation of the Beginner Bowl ski terrain and surrounding snow-based winter activities in the Thredbo Alpine Resort.
(d) any submissions made in accordance with this Act or the regulations,	Consideration has been given to agency discussions with the NPWS. Refer to <b>Section 3</b> and <b>Section 4</b> of this report.
(e) the public interest.	<p>The works are consistent with the aim and objectives of Chapter 4 of the Precincts - Regional SEPP, including the objective to encourage the carrying out a suitable range of development in the Resort areas to support sustainable tourism in the Alpine Region. Upgrading snowmaking infrastructure supports Thredbo as a tourist destination, which underpins the viability of the Resort.</p> <p>Temporary impacts to the environment have been identified and will be appropriately managed, mitigated and contained. The development is considered to support the economic viability of the resort while maintaining the health and diversity of the environment, thereby supporting the principles of ESD.</p> <p>The approval of the proposal is considered to be consistent with the public interest.</p>

### Environmental Planning Instruments

*State Environmental Planning Policy (Precincts - Regional) 2021* (Precincts - Regional SEPP) is the principal EPI applicable to the development. Consideration of the relevant provisions to the proposal within Chapter 4 of the Precincts - Regional SEPP is provided in **Table 3**.

No contamination within the site and surrounding area has been identified. There are no further matters under *State Environmental Planning Policy (Resilience and Hazards) 2021* that need to be considered.

**Table 3 | Precincts - Regional SEPP, Chapter 4 considerations**

<b>Chapter 4 - Precincts - Regional SEPP - Kosciusko Alpine Region</b>	
<b>Section 4.9 Demolition</b>	
The demolition of a building or work on land in the Alpine Region	The proposal does not relate to the demolition of a building or the demolition of work/s on land. Snowmaking infrastructure that is below the ground that is proposed to be decommissioned as part of the development is intended to be left in situ.
<b>Section 4.21 Heritage conservation</b>	
European heritage	The proposal would not impact on any European heritage items.
Aboriginal heritage	NPWS raised no concerns with the proposal. A condition has been 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.
<b>Section 4.24 Flood planning</b>	
Development on land in the flood planning area	The site is not located in a flood planning area and is not subject to flooding.
<b>Section 4.25 Earthworks</b>	
Impact of earthworks	<p>Earthworks for excavation and trenching is required for the installation of the main and lateral line infrastructure, the two pits and the new mountings for the lance snow guns. The excavated soil will be temporarily stockpiled onsite and then reused to backfill excavations. Measures to avoid and mitigate impacts from the works have been outlined in the documentation accompanying the development application, including the Site Environmental Management Plan, the Erosion and Sediment Control Plan and the Detailed Rehabilitation and Monitoring Plan.</p> <p>The Department considers that the earthworks proposed are unlikely to cause the disruption to, or adversely impact on, drainage patterns or soil stability in</p>



the locality of the development. Works will be undertaken to avoid impacts on the environment or the amenity of KNP visitors while supporting the current use of the land.

A condition of consent will require appropriate sedimentation and erosion control measures to be in place in accordance with the NPWS Guidelines.

#### Section 4.27 Consultation with National Parks and Wildlife Service

Consult with, and consider submissions from, the NPWS

The proposal was referred to NPWS and comments were received. Refer to consideration of NPWS referral comments in **Section 3** of this report.

#### Section 4.28(1) – Consideration of master plans and other documents

- (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 the development will be managed with regard to the principles of ESD. The provision of updated and additional snowmaking infrastructure is intended to support the ongoing use of the ski terrain and support winter snow sports and tourism in the locality. The proposal is considered appropriate as it relates to works to enhance the ski park while having an acceptable impact on the environment.

- (b) *(Repealed)*

- (c) a conservation agreement under the *Environment Protection and Biodiversity Act 1999* of the Commonwealth that applies to the land,

Not applicable to the development.

- (c) the *Geotechnical Policy -Kosciuszko Alpine Resorts* published by the Department in November 2003,

Part of the site on the eastern end of the main line works (between Location 001 and 002) is within the G zone identified on the Department's *Geotechnical Policy – Kosciuszko Alpine Reports*, Thredbo Map.

The application is supported by a Geotechnical Assessment and Form 4 (Minimal Impact Certification) prepared by AssetGeoEnviro.

The Geotechnical Assessment provides commentary and recommendations for the installation of footings and trenching which would need to be implemented during

construction, including for the trenching to remain at least two (2) metres from the toe of the granite boulder retaining wall to the north of the works.

- (d) for development in the Perisher Range Alpine Resort -
- (i) the Perisher Range Resorts Master Plan, published by the NPWS in November 2001 and
  - (ii) the Perisher Blue Ski Resort Ski Slope Master Plan adopted by the NPWS in May 2002.

Not applicable, as site is located within Thredbo Alpine Resort.

#### **Section 4.29 Consideration of environmental, geotechnical and other matters**

Under section 4.29(1) - In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following -

- (a) measures proposed to address geotechnical issues relating to the development,

Refer to comments above.

- (b) the extent to which the development will achieve an appropriate balance between -
- (i) the conservation of the natural environment, and
  - (ii) taking measures to mitigate environmental hazards, including geotechnical hazards, bush fires and flooding,

The proposed works are located within a previously disturbed area of the Beginner Bowl ski area. Measures have been proposed by the Applicant to undertake the works in a way that will help avoid and mitigate impacts on the natural environment. The land is not subject to flooding and no measures to protect against bushfire are required.

Natural hazards have been adequately addressed.

- (c) the visual impact of the proposed development, particularly when viewed from the land identified as the Main Range Management Unit in the Kosciuszko National Park Plan of Management,

The proposal relates to the realignment of (predominantly) subterranean components of the existing snowmaking infrastructure. After construction site disturbance, followed by site rehabilitation, the main visual variation in the setting relates to the movement of an existing snow gun approximately twelve (12) metres from its existing location, and the addition of one snow gun along the Beginner Bowl ski area. Two (2) manual hydrants will also be removed. The visual impact of the development is considered to be negligible in the setting.

- (d) the cumulative impacts of development and resource use on the

The works propose to add one (1) additional lance snowmaking gun along the 177 metre section of the

environment of the Alpine Subregion in which the development is carried out,

primary main line to increase the number of guns from four (4) to five (5) in this location. The new gun will fill a gap in the spacing of snowmaking infrastructure along the ski run, where the new gun will be located approximately 25 metres to the west of the proposed location 004 lance gun site, and 32 metres to the east of the existing location 005 lance gun site.

While the additional snow making infrastructure will have additional energy and water needs to produce the supplementary snow, and additional noise may also be generated, the cumulative impacts from the development are considered minor and appropriate in the context. No significant adverse cumulative impacts are anticipated from the additional gun. The development will not result in any significant changes to resource use or impact the facilities in place to support development and visitor patronage of facilities in the Alpine resorts.

- (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,

The usage of the infrastructure and service network is predicted to be sufficient to support the additional infrastructure proposed as a result of the project.

- (f) the capacity of existing waste or resource management facilities to deal with additional waste generated by the development, including in peak periods.

The project will not generate ongoing operational waste by the development. The capacity of existing waste facilities to deal with any waste from the project is considered adequate.

Under section 4.29(2) - For development involving earthworks or stormwater draining works, the consent authority must also consider -

Measures to mitigate adverse impacts associated with the works

Sedimentation and erosion control measures are proposed during works and site rehabilitation following the installation. No negative impacts to stormwater are anticipated.

Under section 4.29(3) - For development the consent authority considers will significantly alter the character of an Alpine Subregion, the consent authority must also consider -



(a) the existing character of the site and immediate surroundings, and	The development will not significantly alter the character of an Alpine Subregion, or the character of the site and immediate surroundings.
(b) how the development will relate to the Alpine Subregion.	As above.

#### Section 4.30 Kosciuszko National Park Plan of Management

Consistency between the development and the Kosciuszko National Park Plan of Management	The Department is satisfied that approval of the proposal would not be inconsistent with the Kosciuszko National Park Plan of Management.
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### 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 the ESD principles and the Department is satisfied the proposed works have been developed having regard to ESD principles, in accordance with the objects of the EP&A Act as follows:

- the works support the orderly and economic use of the site;
- the proposal is not expected to adversely impact upon the health, diversity, or productivity of the environment for future generations; and
- 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 Department notes that the amount of native vegetation proposed to be cleared does not exceed the relevant threshold for the parcel to trigger the BOS, and the proposed earthworks are not located within an area mapped on the BVM.

The Applicant submitted an assessment against the 'Test of Significance' (ToS) pursuant to section 7.3 of the BC Act to address the requirements of the *Biodiversity Assessment Method 2020*. The ToS determined that the disturbance footprint of approximately 180 square metres is within a highly modified environment. Some minor grass and groundcovers/ shrub clearing is required. It was noted in the ToS that some of the flora species identified within the locality provide suitable habitat for conservation significant species such as the *Mastacomys fuscus* (Broad-toothed Rat).

The ToS concluded that, given the minor amount of native vegetation to be impacted, the development was considered unlikely to have an adverse effect on the life cycle of any conservation significant species such that a viable local population of the species is likely to be placed at risk of extinction. The development was also considered unlikely to adversely affect habitat connectivity or any other biodiversity value of conservation significance, and unlikely to have a significant impact on any Commonwealth or State listed communities, threatened flora and fauna, or migratory species identified in the desktop and site assessment.

The NPWS asked for revision of the content of the ToS, and then raised no objections to the information provided in the revised ToS. The Department notes that there is currently no declared area of outstanding biodiversity value within KNP.

## 3 Submissions

### 3.1 Department's engagement

The Department's Community Participation Plan (November 2019 – version in place at the time of lodgement) prepared in accordance with Schedule 1 of the EP&A Act, generally requires applications to be exhibited for a period of fourteen (14) days. However, applications under Chapter 4 of the Precincts - Regional SEPP are not required to be publicly exhibited if the proposal relates to works that are wholly internal to a building or where the site is located more than fifty (50) metres from a tourist accommodation building.

The works are not within fifty (50) metres of a tourist accommodation building, and the Department did not undertake formal exhibition or notification of the development.

The Department placed the application on the NSW Planning Portal website to make applications publicly available, consistent with the intent of the CPP.

The application was also forwarded to the NPWS pursuant to section 4.27 of the Precincts - Regional SEPP.

### 3.2 Summary of submissions

#### NPWS

NPWS reviewed the documentation supporting the application and requested the Applicant expand their Test of Significance documentation and ensure that native flora and fauna species found in the locality were appropriately identified and considered in the ToS assessment. The Applicant provided a revised Statement of Environmental Effects which included an updated ToS. NPWS reviewed the revised documentation and raised no objections to the proposal provided standard environmental protection conditions of consent are applied to the development.

#### Public Submissions

No public submissions were received during the assessment of the application.



## 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, and the submission from NPWS in its assessment of the proposal. The key issues in the Department's assessment of the proposal are:

- Impacts on biodiversity
- Construction impacts and access

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

### 4.1 Impacts on biodiversity

The Department has considered the potential biodiversity impacts associated with the proposal in consultation with the NPWS given the sensitive nature of the flora and fauna within the KNP. The Department's assessment of the potential environmental impacts of the proposal along with appropriate mitigation and management measures are considered below:

#### Vegetation impacts

As discussed in **Section 2**, the construction corridor is within previously disturbed land and is not mapped as having high biodiversity value on the BVM. The proposed disturbance of native and exotic vegetation during excavation and trenching will be followed by backfilling with the stockpiled material excavated from the site, and post-construction rehabilitation of the disturbed areas will be undertaken in accordance with the Rehabilitation Management Plan.

The Test of Significance (ToS) provided within the revised Statement of Environmental Effects concluded that the level of disturbance to vegetation is unlikely to have significant effect on threatened species, populations or ecological communities or their habitats.

The NPWS raised no concerns in relation to the location of the proposed works and, having reviewed the revised ToS information provided by the Applicant, raised no additional concerns with the assessment of vegetation impacts and disturbance.

The Department is satisfied that there has been appropriate consideration of the BC Act and the development as proposed does not trigger the Biodiversity Offset Scheme.

The Department will apply conditions to ensure that activities are contained within the approved construction corridor and require rehabilitation of the site in accordance with the approved plan and NPWS guidelines.

#### Species impacts

The Applicant's ToS assessment noted several native flora species identified during the onsite assessment of 12 December 2023. While the proposed disturbance footprint for the development is within a highly modified environment, including the majority of works along a ski run which is also a summer access track, the ToS acknowledges that areas of grass and shrubs where lateral trench and pit works are proposed to be undertaken may provide suitable habitat for native fauna species. This includes the vulnerable Broad-toothed Rat (*Mastacomys fuscus*), which is listed as endangered under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth). However, given the minor amount of native vegetation to be

impacted, the Department in consultation with the NPWS is satisfied that the development is unlikely to have a significant impact on any threatened flora or fauna species. The NPWS raised no additional concerns with the assessment of species impacts identified in the revised ToS.

## Conclusion

The Department is satisfied the Applicant has taken the appropriate steps to avoid, minimise and mitigate the potential biodiversity impacts associated with the development, consistent with the principles of the BC Act and Regulation.

Conditions are recommended to ensure areas impacted by construction are rehabilitated in accordance with the *Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park (DECC 2007)*. Appointment of an Environmental Officer, engaged by the Applicant, will be required to review the works prior and during construction to ensure that the proposal meets the identified outcomes.

The Department considers that impacts to the environment have been sufficiently avoided and mitigated. Consequently, the impacts are considered to be acceptable.

## 4.2 Construction impacts and access

Access to the development site will be via the existing track that is accessed by vehicle from Friday Drive via either the carpark on the eastern side of the Friday Flat Base Building or the access on the western side of the building. **Figure 6** depicts a section of the track area of the midsection of proposed works between infrastructure locations 003 and the existing 004. The mains construction corridor is located between the rock retaining wall and the snow fence (also refer to **Figure 2** for context), with lateral line works extending to the north of the track (left of frame).



**Figure 6 |** Access track within the construction corridor – view towards the west upslope within the Beginner Bowl ski area (Source: Department’s site inspection 4 April 2024)

The proposed construction corridor width of approximately ten (10) metres for the mains installation and three (3) metres for the laterals installation and removal of the manual hydrants allows equipment access for excavation and trenching, laying new pipes and cables, removing and relocating infrastructure and backfilling/ rehabilitation activities. Two (2) material storage locations adjoin the construction corridor as shown in **Figure 2** for the storage of equipment and construction materials and the temporary stockpiling of excavated soil. Any excess spoil will be taken off-site and placed within Thredbo Resort's existing stockpile area located at the carpark adjacent to the Thredbo Waste Transfer Station to facilitate later re-use as required within the resort.

The Department concludes that the proposed corridor location and material storage locations are suitable for the intended purpose and vehicles and equipment can readily access the development site along the existing track without causing disruption to the road network or other resort activities.

Construction management will be in accordance with the approved Site Environmental Management Plan (SEMP) and in consultation with NPWS.

## **Conclusion**

The Department has recommended standard construction conditions applied in the Alpine area. Subject to compliance with the conditions, the Department considers that the proposed access to the site and construction impacts for the anticipated two (2) week period of works is acceptable and will not unduly impact upon the safety or amenity of visitors in the locality or cause long term adverse impacts to the natural environment.

## 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:

- the proposal is permissible with consent under the Precincts - Regional SEPP
- 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 construction works to upgrade the snowmaking infrastructure assists snowmaking capacity and coverage in the Beginner Bowl area, supporting the ongoing viability of the terrain and visitation to Thredbo Alpine Resort while having a minimal and manageable impact on the environment

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 Principal Planning Officer, Alpine Resorts Team may determine the application as:

- no reportable political donation has been disclosed,
- there are less than fifteen (15) public submissions in which objection to the proposal has been raised,
- the application is in relation to land to which Chapter 4 of the Precincts - Regional SEPP applies.

It is recommended that the Principal Planning Officer, Alpine Resorts Team, as delegate of the Minister for Planning:


- **considers** the findings and recommendations of this report
- **accepts** and adopts 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 24/2514, subject to the recommended conditions
- **signs** the attached Development Consent (**Appendix A**).

**Recommended by:**



**Sandria Butler**  
Senior Planning Officer  
Alpine Resorts Team

**Adopted by:**



**Mark Brown**  
Principal Planning Officer  
Alpine Resorts Team, Regional Assessments  
as delegate of the Minister for Planning



# Appendices

## Appendix A – Recommended Instrument of Consent