



Selwyn Snow Resort Pty Ltd

ABN 69 608 990 503

Level 1, 17 Town Centre, Jindabyne NSW 2627

Daniel James
Team Leader, Alpine Resorts Team
Department of Planning, Housing and Infrastructure
Shop 5A, 19 Snowy River Avenue
Jindabyne NSW 2627

Dear Daniel,

Modification to DA22/5248 – Construction of Wastewater Treatment Plant

Lot 1, DP1297678 (Formerly known as Lot 36, DP 46316)

Further to our various discussions with the Department regarding DA22/5248, Selwyn Snow Resort Pty Ltd (SSR) requests the modification of the 'G' series Consent Conditions as outlined below.

We ask the Department to accept this as a *Statement of Environmental Effects* to support the Modification of the Conditions of Consent. The purpose of the modifications is to correct the 'Winter' season dates referenced in the 'G' series conditions.

Consistent with Section 4.55 (1A) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, SSR confirm that:

- The proposed modifications are primarily administrative in nature and therefore of minimal environmental impact; and
- The development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted.

In accordance with Section 4.55 (3) of the *EP&A Act*, SSR understand that the Department must take into consideration such of the matters referred to in Section 4.15(1) as are of relevance to the development. As per the requirements under Section 4.15 (1), SSR note the proposed modifications are consistent with the provisions of Chapter 4 of the *State Environmental Planning Policy (Precincts—Regional) 2021*.

The preparation of this Modification Application is consistent with the requirements outlined in Section 100 of the *EP&A Act*.



Proposed modification to the consent wording is indicated in red as follows:

G.1 Disposal of untreated or treated effluent

- (a) Untreated ~~or treated~~ effluent must be removed from the Subject site via tanker trucks and disposed of at an appropriately licensed and authorised facility.
- (b) No onsite discharge or disposal is permitted **unless separate development consent has been obtained.**
- (c) No recycling or reuse is permitted **unless separate development consent has been obtained.**

G.2 Reversing into site (winter 2022, 2023 and 2024 only)

- (a) Reversing of vehicles along the NPWS service track from Kings Cross Road to the STP site is approved for the period June to October 2022, **2023 and 2024** only.
- (b) An operational traffic management plan for heavy vehicle movements between Kings Cross Road and the STP must be prepared; and be submitted to and endorsed by NPWS prior to STP operations commencing.

A copy of the endorsed plan must be provided to the Department.

G.3 Vehicle turning area (prior to winter 2025)

- (a) The vehicle turning / parking area to the east of the STP must be constructed prior to winter 202**5** to ensure that forward entry and exit of Kings Cross Road is achievable for all vehicles.
- (b) The stormwater line between the Resort Operations Centre and the NPWS service track and any other underground services must be relocated to the south east so that they are not impacted by the excavation for the turning area.

SSR has submitted DA23/2747 for the beneficial reuse of recycled water generated by the STP. This DA is awaiting approval by the Department. Once implemented, the beneficial reuse of effluent on site would mean that off-site disposal won't be required.

Yours Sincerely,



Joshua Elliott
Chief Operating Officer
Selwyn Snow Resort Pty Ltd

Wednesday 3rd April 2023