



Statement of Environmental Effects

Cruiser Terrain Park Upgrades

Thredbo Alpine Resort, Kosciuszko National Park

June 2024



Department of Planning
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 24/6965

Granted on the 14 February 2025

Signed M Brown

Sheet No 1 of 17

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1 Introduction

This Statement of Environmental Effects (SEE) has been prepared to support the Development Application (DA) for the Cruiser Terrain Park Upgrades (hereinafter referred to as the Development).

1.1 Application Details

Application Details	
Applicant	Kosciuszko Thredbo Pty Ltd (KT)
ABN	95 000 139 015
Applicant Address	1 Friday Drive, Thredbo NSW 2625
Development Address	Thredbo Alpine Resort, Kosciuszko National Park, 2 Friday Drive, Thredbo NSW 2625
Lot/Plan	876/DP1243112
Local Government Area	Snowy Monaro Regional Council
Zoning	Zone C1 – National Parks and Nature Reserves
Planning Instrument	<i>State Environmental Planning Policy (Precincts – Regional) 2021</i> (Precincts – Regional SEPP)
Integrated Development	Not applicable
Consent Authority	Department of Planning, Housing and Infrastructure
Type of Development	Earthworks (trenching, excavation, cut and filling) Snowmaking infrastructure Rehabilitation.
Summary of works	<ul style="list-style-type: none"> Earthworks within ski slope, including cut and fill, modification to existing earth mounds approved under DA 6114 (MOD4 -10216) Installation of two (2) snowmaking guns, pits and lateral connections (water pipe, dialog and power cables) Site rehabilitation

1.2 Supporting Documentation

This application is supported by the documentation listed below.

Document	Title/Description	Author/Prepared by	Date	Document Reference
Site Environmental Management Plan	Site Environmental Management Plan – Cruiser Terrain Park Upgrades	Kosciuszko Thredbo Pty Ltd	July 2024	Rev 1
Site Plan	Site Plan – Cruiser Terrain Park Upgrades	Kosciuszko Thredbo Pty Ltd, JB	07/06/2024	Rev 1
Plan	Cruiser Terrain Park Upgrades, Earth mound cross-sections	Kosciuszko Thredbo Pty Ltd	23/04/2024	Revision 1
Plan	Pit for Lift 4.5m - 2 holes (entrance 600x600) H – Page 1/1	TechnoAlpin	19/03/2021	Revision 00 Version A

Plan	Snowmaking Lateral Trench Cross Section to Fan Pit	Kosciuszko Thredbo Pty Ltd	06/07/2023	Revision 1
Plan	TT10 Fan Gun Dimensions	TechnoAlpin	2020	-
Rehabilitation Plan	Terrain Park Upgrades & Installation of Snowmaking Infrastructure & Associated Works, Cruiser Area Thredbo, Detailed Rehabilitation and Monitoring Plan	Kosciuszko Thredbo Pty Ltd, BB	July 2024	Version 2
Geotechnical Assessment	Geotechnical Assessment for Cruiser Terrain Park Extension & Snowmaking Thredbo NSW	Assetgeoenviro	25 June 2024	7480-1-R1 Rev 2
Form 4	Form 4 – Minimal Impact Certification	Asset Geotechnical Engineering Pty Ltd	25 June 2024	-
Flora and Fauna Assessment	Ecological Assessment – Cruiser Terrain Park Upgrades – Thredbo Alpine Resort	Eco Logical Australia Pty Ltd	1 July 2024	8087

2 Site Description

The Development site is located within the Thredbo Head Lease on Lot 876/DP1243112. Thredbo is located within the southern part of KNP, approximately 35 km south-west of Jindabyne in the Snowy Monaro Regional Council LGA (refer **Figure 1**).

Within the context of the resort, the Development is located below the Cruiser Chairlift within and adjacent to the Cruiser terrain park (refer **Figure 2**). The site is heavily disturbed, comprising the ski slopes, snowmaking infrastructure, mountain bike trails and access road. In summer, the Lower All Mountain, Grasshopper and Easy Rider MTB trails traverse the site. In winter, the Cruiser terrain park is serviced by the Easy Rider T-bar and Cruiser chairlift.



Scale: 1:305,832

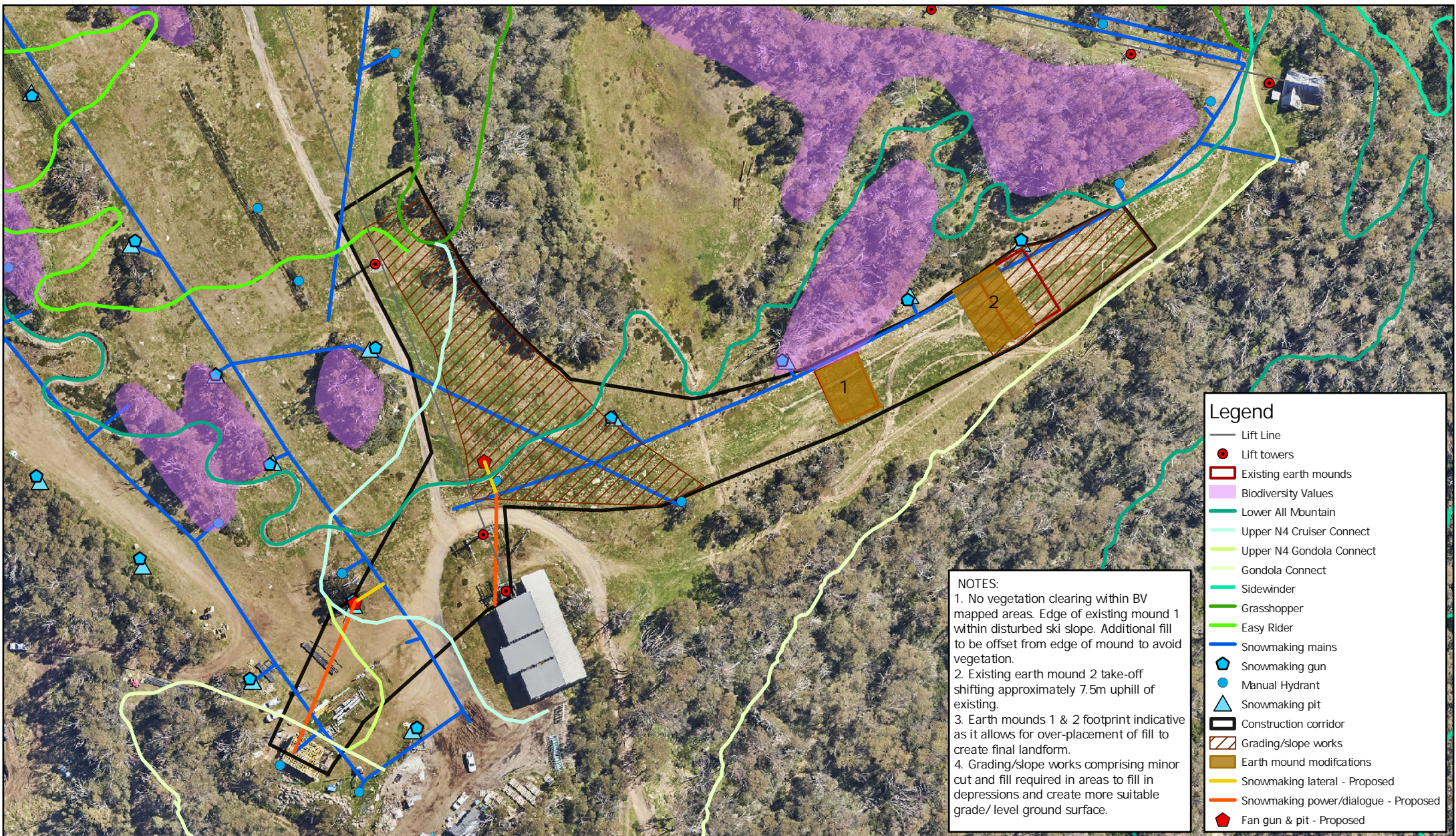
3 1.5 0 3 6 9 12 Kilometers

Map Projection: Universal Transverse Mercator
Horizontal Datum: GDA 2020
Grid: GDA 2020 MGA Zone 55



FIGURE 1: REGIONAL SITE CONTEXT

Revision: A
Date: 7/06/2022
Produced By: KO



Scale: 1:1,400

0 5 10 20 30 40 50
Meters

Map Projection: Universal Transverse Mercator
Horizontal Datum: GDA 2020
Grid: GDA 2020 MGA Zone 55



Site Plan

Project: Cruiser Terrain Park Upgrades

Revision: 1

Date: 07/06/2024

Produced By: JB

3 Development Details

3.1 Purpose

The purpose of the Development is to enhance the Cruiser terrain park features for both freestyle skiing and snowboarding in winter and mountain biking in summer. Used in conjunction with SnowSat data (GPS program for winter grooming operations), the slope works and earth mound modifications will improve operational efficiency, as less snow and grooming operations will be required during winter to create park features. KT have previously used earth mounds successfully in the Cruiser Terrain Park. The additional snowmaking guns in the locality will improve snow cover and allow for the park to be open earlier in the season.

3.2 Project Description

The Development will include the works outlined below (refer **Figure 2**). The construction corridor covers the extent of the disturbed ski runs with the immediate vicinity of the works to enable construction workers flexibility to respond to unforeseen circumstances during construction, such as unknown underground services, pipes and other infrastructure.

3.2.1 Slope earthworks

Earthworks are proposed within the disturbed ski slope to create a more level ground surface and safer landings for terrain park features. The land grading will also improve snow grooming operations in the locality. Works will include:

- Earthworks (cut and fill, reshaping) within disturbed ski slope to fill in depressions and level ground surface. Cut and fill not in excess of 1m.
- Addition of approximately 1.0 m, and up to a maximum height of 1.6 m extra fill onto two existing mounds (1 & 2). Mound 2 take-off to be shifted uphill of existing.
- Earthworks to be in accordance with the recommendations outlined in the Geotechnical Assessment (Assetgeoenviro 2024).

Fill will be imported from Thredbo's approved stockpile sites within the resort to construct the earth mounds.

3.2.2 Installation of snowmaking infrastructure

The snowmaking works will include:

- Removal of one (1) existing lance gun and pit below tree island.
- Excavation for installation of two (2) fan pits and TT10 fan guns (refer specifications in **Appendix A**).
- Trenching for installation of power and dialog cables adjacent to existing snowmaking mains. The trench dimensions for the power and dialog mains is 0.6 m wide x 0.8 m deep.
- Trenching for installation of laterals, including water, power and dialog cables to new pits. The lateral trench will be approximately 0.80 m wide x 1 m deep.

Construction to be in accordance with the recommendations outlined in the Geotechnical Assessment (Assetgeoenviro 2024).

3.2.3 Integration with existing mountain bike trails

The proposed slope works will tie into existing trails that overlap with the terrain park to ensure no conflicts during operation. Temporary trail diversions are not expected during construction as the works will be completed prior to the mountain bike season. Refer to the SEMP for construction management details in the event that construction works extend into the mountain bike season.

Table 1: Detailed Siteworks Descriptions

Existing Winter Terrain park	Description
	<p>Earthworks (cut and fill) proposed within ski slope to fill in depressions and create more level surface for terrain park features.</p>
	<p>Land grading predominately on skiers left to create more level surface.</p>
	<p>Earthworks (cut and fill) proposed on skiers left of terrain park to create more level ground surface.</p>

	<p>Install pit and TT10 fan gun.</p> <p>Install lateral from manual hydrant downslope of new pit.</p>
	<p>Earthworks proposed to fill in depressions and create more even landing surface.</p>
	<p>Additional fill to be added to existing earth mound 1 by ~1.0 m (max. 1.6 m). Filling will be offset from skiers left to avoid impacts to vegetation.</p>

	<p>Existing earth mound 2 take-off to be shifted uphill. Additional fill to be added to increase height by ~1.0 m (max. 1.6 m).</p>
	<p>Slope cut required on skiers left to create safer (square) landing below mound 2.</p>
	<p>New TT10 fan gun and pit to be installed at base of tree island on disturbed ski run. This will replace the existing lance and pit.</p>

3.3 Operational Details

The earth mounds will be a permanent landform for both summer and winter operations. The snowmaking infrastructure will operate during the winter season as required.

4 Legislation & Statutory Framework

4.1 Commonwealth Legislation

4.1.1 Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

The EPBC Act provides a legal framework to protect and manage nationally and internationally important aspects of the Australian environment. The EPBC Act is administered by the Department of Climate Change, Energy, the Environment and Water (DCCEEW). Under Part 3 of the EPBC Act, a person must not undertake an action (e.g. a development) that will have, or is likely to have, a significant impact on a protected matter (MNES), without approval from the Australian Government Minister for the Environment.

MNES that may occur, or relate to the search area (within a 5 km buffer) are provided in the EPBC Act Protected Matters Report, see below for assessment.

Matters of National Environmental Significance	Comment
World Heritage Properties	Not applicable.
National Heritage Places	No impacts proposed.
Wetlands of International Importance	Not applicable.
Great Barrier Reef Marine Park	Not applicable.
Commonwealth Marine Area	Not applicable.
Listed Threatened Ecological Communities	No impacts proposed.
Listed Threatened Species	No impacts proposed.
Listed Migratory Species	No impacts proposed.

An EPBC Act referral to the Commonwealth Environment Minister is not recommended as the Development is unlikely to have a significant impact on any MNES or Commonwealth land.

4.2 State Legislation

4.2.1 Environmental Planning and Assessment Act 1979 (EP&A Act)

Table 2: EP&A Act Matters for consideration

Environmental Planning and Assessment Act 1979	
Section 4.15 – matters for consideration	
(i) any environmental planning instrument	The Precincts – Regional SEPP is the only environmental planning instrument which applies to the site for this Development. Refer to assessment in the next section.
(ii) 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 (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)	Not applicable. There are no draft Environmental Planning Instruments that are applicable to the Development.

(iii) any development control plan	Not applicable. It is not a requirement under the Precincts – Regional SEPP to consider the draft Alpine DCP.
(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4	Not applicable. There are no planning agreements applicable to Thredbo under the Precincts – Regional SEPP.
(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)	The DA and supporting information has been prepared in accordance with the relevant requirements of the EP&A Regulation.
(a) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	The likely impacts of the Development on the natural and built environment, and social and economic impacts in the locality have been assessed in this document.
(b) the suitability of the site for the development	The site is heavily disturbed and considered suitable for the Development.
(c) any submissions made in accordance with this Act or the regulations	Consideration will be given to submissions made.
(d) the public interest.	The Development will contribute to a greater guest experience through enhanced snow cover in the locality and enhanced terrain park features for riders.

4.2.2 Environmental Planning Instruments

Table 3: Environmental Planning Instrument Considerations

Section	Evaluation
State Environmental Planning Policy (Precincts – Regional) 2021 Chapter 4	
Section 4.21 Heritage Conservation	The Development will not impact upon any heritage items or Aboriginal heritage items or places.
Section 4.24 Flood Planning	There is no defined flood planning area, flood planning level or reference to adopted mapping under the Precincts – Regional SEPP. No further consideration is required.

Section	Evaluation
<p>Section 4.25 Earthworks</p> <p>(3) In deciding whether to grant development consent for earthworks, or for development involving ancillary earthworks, the consent authority must consider the following matters—</p> <ul style="list-style-type: none"> (a) the likely disruption of, or adverse impact on, drainage patterns and soil stability in the locality of the development, (b) the effect of the development on the likely future use or redevelopment of the land, (c) the quality of the fill or the soil to be excavated, or both, (d) the effect of the development on the existing and likely amenity of adjoining properties, (e) the source of any fill material and the destination of any excavated material, (f) the likelihood of disturbing relics, (g) the proximity to, and potential for adverse impacts on, a waterway, drinking water catchment or environmentally sensitive area, (h) appropriate measures proposed to avoid, minimise or mitigate the impacts of the development. 	<p>The Development will not result in adverse impacts on drainage patterns, soil stability, the quality of the soil, the future redevelopment or use of the land, or the amenity of the area.</p> <p>The fill material used for the earth mounds will be obtained from Thredbo’s approved stockpile locations.</p> <p>The Development is located in a highly modified area, therefore unlikely to disturb relics.</p> <p>The Development is not located within close proximity of a waterway or environmentally sensitive area.</p> <p>An Erosion and Sediment Control Plan has been prepared for the Development, refer Appendix C for details.</p>
<p>Section 4.7 Land Use Table</p>	<p>Snowmaking infrastructure and recreational infrastructure is permissible development with consent within Thredbo Alpine Resort.</p>
<p>Section 4.28 Consideration of master plans and other documents</p> <ul style="list-style-type: none"> (a) the aim and objectives of this Chapter set out in section 4.1, (d) the Geotechnical Policy —Kosciuszko Alpine Resorts published by the Department in November 2003, <p>(2) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider—</p> <ul style="list-style-type: none"> (a) a master plan approved by the Minister under section 4.26 that applies to the land, or 	<p>The Development is consistent with the objectives of Section 4.1, as demonstrated in this report.</p> <p>A Geotechnical Assessment is provided in Appendix D.</p> <p>The Snowy SAP Master Plan has been considered and addressed where applicable.</p>
<p>Section 4.29 Consideration of environmental, geotechnical and other matters</p> <ul style="list-style-type: none"> (a) measures proposed to address geotechnical issues relating to the development, (b) the extent to which the development will achieve an appropriate balance between— <ul style="list-style-type: none"> (i) the conservation of the natural environment, and (ii) taking measures to mitigate environmental hazards, including geotechnical hazards, bush fires and flooding, 	<p>Refer to Section 5 for the impact assessment.</p>

Section	Evaluation
<p>(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,</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>	

4.2.3 Integrated Development

Integrated development requires development consent and one or more of the approvals outlined in Section 4.46 of the EP&A Act. A review of the *Development referrals guideline* (DPIE 2021) has been undertaken to inform this Application. The Development is not integrated development requiring any of the approvals listed below.

Table 4 Integrated Development

Act	Trigger	Approval/Permit	Applicable (yes/no)
Water Management Act 2000	Works within waterfront land	Controlled Activity Approval	No
Rural Fires Act 1997	Bush Fire Prone Land; subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes	Section 100B, Bush Fire Safety Authority	No

National Parks and Wildlife Act 1974	Harming an Aboriginal object or declared Aboriginal place	Aboriginal Heritage Impact Permit	No
Fisheries Management Act 1994	activities involving dredging and reclamation work; activities temporarily or permanently obstructing fish passage; using explosives and other dangerous substances; harming marine vegetation.	Part 7 Fisheries Management Act Permit	No

4.3 Plans

4.3.1 Snowy Mountains Special Activation Precinct Master Plan 2022 (Snowy SAP Master Plan)

The Snowy SAP Master Plan applies to the NSW Alpine Resort Areas, including Thredbo. Snow-based tourism is a major economic driver for the region, and the Development will contribute to an enhanced guest experience through the provision of greater snow cover in the locality and enhanced terrain park features.

4.3.2 South East and Tablelands Regional Plan 2036 (Regional Plan)

The *South East and Tablelands Regional Plan 2036* (Regional Plan) provides directions for land use planning for the South-east and tablelands region. The Regional Plan promotes well planned, efficient and sustainable development that complements the area's natural and cultural values. The Development is consistent with the aims and objectives of the Regional Plan.

4.3.3 Kosciuszko National Park Plan of Management 2006 (KNP PoM)

The KNP PoM outlines objectives and management strategies to guide the long-term management of values within specific areas of KNP. The Development is consistent with the relevant management objectives in the PoM, and in particular the objective to provide a range of snow based recreational opportunities that promote enjoyment of the values of the park (Chp 10.2.1).

5 Impact Assessment

5.1 Geotechnical

The site is not located within the designated “G” on the accompanying geotechnical maps in the Geotechnical Policy Kosciuszko Alpine Resorts (DIPNR 2003). The Development will comprise minor construction works which present minimal or no geotechnical impact on the site or related land as determined and certified by the Form 4 in **Appendix D**.

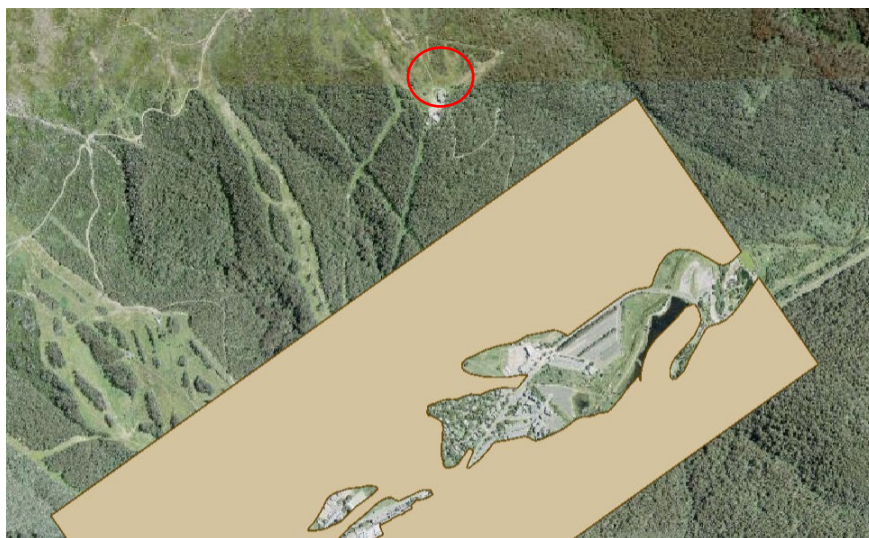


Figure 3: Geotechnical Policy Map, NSW Planning Portal Spatial Viewer (NSW Government 2024)

5.2 Soil, water and wastewater management

The Development is not located within 40 m of a watercourse. Environmental controls will be implemented during construction in accordance with the SEMP (**Appendix C**) to mitigate potential impacts to the receiving environment. All disturbed areas will be rehabilitated following construction to stabilise the site.

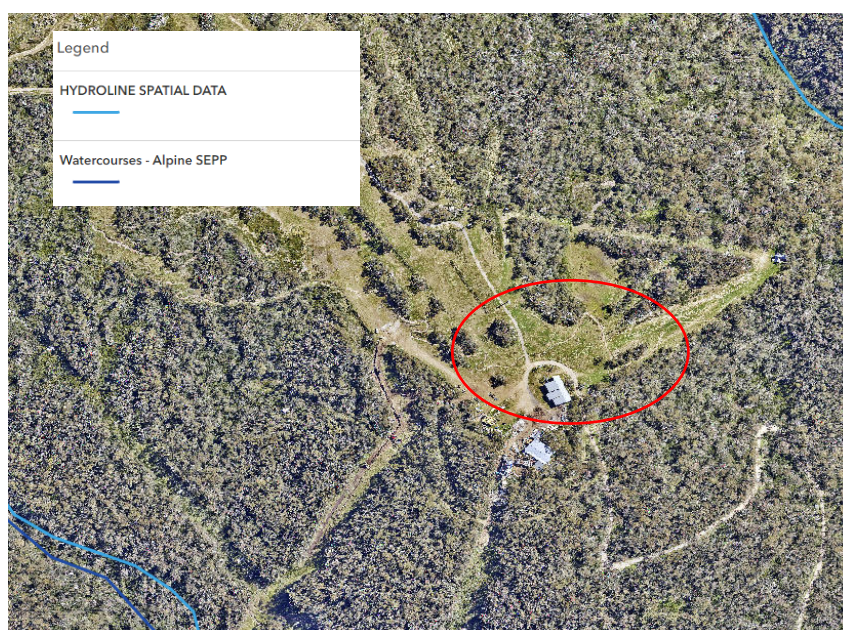


Figure 4: Waterfront Land Review

5.3 Biodiversity

A Flora and Fauna Assessment is provided in **Appendix E**.

5.4 Waste management

The Development is expected to generate minimal waste. Storage and disposal of waste during construction will be managed in accordance with the SEMP (**Appendix C**).

5.5 Socio-economic

The Development will have a positive socio-economic impact as it will contribute to the guest experience by improving snow coverage in the locality and enhancing the terrain park features for both winter and summer activities.

5.6 European cultural heritage

The Development will not impact any listed items of European cultural heritage.

5.7 Aboriginal cultural heritage

To establish due diligence for the Development, an assessment against the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (DECCW 2010) is provided below.

Table 5: Aboriginal Cultural Heritage Due Diligence Process

Due Diligence Process	Comment
1. Will the activity disturb the ground surface or any culturally modified trees?	The Development will result in ground disturbance within a highly disturbed area. There are no culturally modified trees within the site.
2. Are there any: a) relevant confirmed site records or other associated landscape feature information on AHIMS? And/or	No recorded Aboriginal sites are located within or adjacent to the Development site, refer Appendix B for the AHIMS search results.
b) any other sources of information of which a person is already aware? And/or	Several historical independent assessments have been undertaken within the resort. All studies provide an indication that the ski slope areas have low archaeological potential due to the level of disturbance associated with the previous ski slope work (Dabyne 2020; NGH Environmental 2017; Past Traces Heritage Consultants 2017; Iron Bark Heritage 2013; URS Australia 2004, 2005). The studies also concluded that given the steepness and exposed aspect/lack of sheltering tors, the ski slopes are unlikely to have been favourable campsite locations.
c) landscape features that are likely to indicate presence of Aboriginal objects?	The Development site is located in a highly disturbed ski slope, which has been subject to previous disturbance including clearing, earthworks, removal of top and sub soils removing potential for Aboriginal sites to remain within these heavily disturbed areas.

	There are no landscape features within the Development site that would indicate the presence of Aboriginal objects due to the extensive disturbance that has occurred. As such, it is considered the Development has low potential to impact on unrecorded Aboriginal objects or sites. There is no requirement to move onto Steps 3 and 4.
3. Can harm to Aboriginal objects listed on AHIMS or identified by other sources of information and/or can the carrying out of the activity at the relevant landscape features be avoided?	Not applicable.
4. Does a desktop assessment and visual inspection confirm that there are Aboriginal objects or that they are likely?	

All reasonable steps have been undertaken to ensure the Development fulfils the requirements of the Aboriginal Cultural Heritage Due Diligence Process. Potential impacts from the Development on objects or sites of Aboriginal Cultural Heritage significance are considered unlikely. In the unlikely event that Aboriginal objects are discovered, controls outlined in the SEMP (**Appendix C**) will be implemented.

5.8 Amenity

The Development will not impact on the amenity or character of the site and surrounds. The earth mounds and snowmaking infrastructure are consistent with existing snowsports and mountain biking land uses in the locality.

5.9 Access and traffic

The active construction area will be delineated with controls such as fencing and signage to exclude public access. Construction is planned to be completed prior to the mountain bike season opening so that temporary trail closures and diversions are not required. In the event that construction works extend into the mountain bike season, trail sections that traverse the active works area will be temporarily closed, and riders will be diverted onto existing trails uphill of the site. Any diversions are expected to be short-term (e.g. few hours, 1 day) and have negligible impact on mountain bike operations. The proposed slope works will tie into existing trails that overlap with the terrain park.

6 Conclusion

This application is seeking development approval for the installation of snowmaking infrastructure, slope works and modification to existing earth mounds within the Cruiser terrain park.

In accordance with the requirements of the EP&A Act, EP&A Regulations and Precincts – Regional SEPP, this SEE has assessed the potential impacts of the Development on the human, built and natural environment of the Development site and surrounds. The Development will not result in any significant adverse impacts.

The Development is considered to be within the public interest as it will contribute to the guest experience by improving snow cover in the locality and enhancing the terrain park features for both winter and summer activities.

7 References

Assetgeoenviro 2024, Geotechnical Assessment for Cruiser Terrain Park Extension & Snowmaking Thredbo NSW, Ref: 7480-1-R1.

Dabyne 2020, S.4.55 Modifications to DA 6114 Stage 1A MTB Trails: All Mountain Trail & Friday Flat Loop Trail Thredbo Alpine Resort Kosciuszko National Park, April 2020.

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<https://www.environment.gov.au/heritage/places/national/australia-alps>

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URS Australia Pty Ltd, 2004, SEE for the Proposed Vegetation Removal, Ski Slopes Thredbo.

URS Australia Pty Ltd, 2005, SEE for Proposed Works on the Tower 10 Ski Run, Thredbo.

8 Appendices

Appendix A Plans

Appendix B Desktop Search Results

Appendix C Site Environmental Management Plan

Appendix D Geotechnical Assessment and Form 4

Appendix E Flora and Fauna Assessment