



Section 4.55(1A) Modification Application Supporting Report

**DA23/12108 Snowmaking Fan Guns Lower Supertrail
– MOD 1**

**Thredbo Alpine Resort,
Kosciuszko National Park**

November 2024



**Department of Planning
Housing and Infrastructure**

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

No 24/10002 (MOD 1) granted on the 17 December 2024

In respect to DA 23/12108

Signed S Butler

Sheet No 13 of 18

Document Control

Revision	Date	Revision Type	Author	Approved by
A	01/03/2024	Draft	C.Chalk	K.Delpit
0	26/06/2024	Final	C.Chalk	K.Delpit
1	6/11/2024	Comment from Sandria Butler via email 6/11/2024 "Modification Application Supporting Report (Item 13 in Condition A.2): when the plan referred to in (a) above has been updated, please also update it in Appendix A of the MOD Application document where the Site Plan is currently the former version Revision B of 15/05/2024"		C.Chalk

Project: 23006MO
Kosciuszko Thredbo Pty Ltd

1 Introduction

This Modification Application (MOD) relates to Development Application (DA) 23/12108 which was granted development consent on 6 December 2023. This application is being made under section 4.55(1A) of the Act as the proposed changes to the Development are of minimal environmental impact.

Table 1: Application Details

Details	
Applicant Name	Kosciuszko Thredbo Pty Ltd
Applicant Address	1 Friday Drive, Thredbo NSW 2625
ABN	ABN 95 000 139 015
Site address	2 Friday Drive, Thredbo NSW 2625
Land	Lower Supertrail ski run Thredbo Alpine Resort, Kosciuszko National Park
Lot/Plan	876/DP1243112
Consent Authority	Department of Planning, Housing and Infrastructure
Integrated bodies	Not applicable
Development	Trenching and excavation Installation of snowmaking infrastructure Rehabilitation works

1.1 Background

1.1.1 Approved Development under DA 23/12108

As per the Development Consent for 23/12108, the approved development was for works including:

- vegetation clearing;
- removal of existing snowmaking infrastructure;
- installation of snowmaking infrastructure including electricity and dialogue services;
- trenching and excavation works; and
- rehabilitation works.

2 Development components subject to this MOD

Works subject to this MOD include:

- replacement of existing hydrant with snowmaking pit and lance gun (hydrant between guns 615 and 701),
- additional trenching for snowmaking laterals, and
- increasing the construction corridor to cover the entire disturbed ski slope to allow for works to respond to unforeseen circumstances during construction e.g. unknown underground services locations.

3 Statutory Framework

The SEE (KT 2023) provided a review and assessment against key legislation and planning instruments applicable to the Development. The Development remains substantially the same as the approved development under DA 23/12108, including installation of snowmaking infrastructure, trenching and rehabilitation works. Additional statutory considerations relevant to this MOD are provided below.

3.1 Section 100 of EP&A Act – Content of a Modification Application

A cross-reference to the requirements for a modification application in accordance with Section 100 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) is provided in **Table 1**.

Table 2: Content of modification application

Content of modification application (Section 100 of EP&A Regulation)	Response
(1) A modification application must contain the following information—	
(a) the name and address of the applicant,	Kosciuszko Thredbo Pty Ltd 1 Friday Drive, Thredbo NSW 2625
(b) a description of the development that will be carried out under the development consent	A description of the works is provided above.
(c) the address and folio identifier of the land on which the development will be carried out,	Refer Table 1
(d) a description of the modification to the development consent, including the name, number and date of plans that have changed, to enable the consent authority to compare the development with the development originally approved,	A description of the modification is provided in Section 2 . A cross-reference to amended plans is provided in Section 4 .
(e) whether the modification is intended to— (i) merely correct a minor error, misdescription or miscalculation, or (ii) have another effect specified in the modification application,	Refer Section 2 . The Development will remain substantially the same as the development originally approved within the disturbed ski slope.
(f) a description of the expected impacts of the modification,	The works subject to this MOD will result in minimal additional disturbance within the heavily disturbed ski slope.
(g) an undertaking that the modified development will remain substantially the same as the development originally approved,	See comment against (e).
(h) for a modification application that is accompanied by a biodiversity development assessment report—the biodiversity credits information,	-
(i) if the applicant is not the owner of the land—a statement that the owner consents to the making of the modification application,	Owners Consent has been provided separately as part of this MOD.

(j) whether the modification application is being made to— (i) the Court under the Act, section 4.55, or (ii) the consent authority under the Act, section 4.56.	<p>This MOD is being made to the consent authority under the EP&A Act.</p> <p>This MOD is substantially the same as the development for which the consent was originally granted, and results in acceptable environmental impact.</p>
(2) Subsection (1)(i) does not apply if the consent of the owner is not required under section 98.	-
(3) If a modification application under the Act, section 4.55(1A) or (2) relates to BASIX development, or BASIX optional development if the development application was accompanied by a BASIX certificate, the application must be accompanied by—	-

4 Amendments to Approved Documents and Plans

A cross-reference is provided in **Table 3** to highlight the approved plans under DA 23/12108 that have been amended to support this MOD.

Table 3: Amendments to Approved Documents and Plans under DA 21/15136

Ref No	Document	Plan Reference (Condition A.2)	Amended Plan Reference
7	Plan	Site Plan	Site Plan, Fan Guns – Lower Supertrail, Rev D, JB

4.1 Additional plans to support application

Document	Title/Description	Author/Prepared by	Date	Document Reference
Plan	Lance TL8 with centralized air – automatically adjustable	TechnoAlpin	2023	p.16, version_2023
Plan	York Air/Water Snowmaking Guns	York International	-	-
Plan	Snowmaking Pit Cross Section, Snowmaking Installation	K.O'Sullivan	15/03/24	Rev 0
Plan	Snowmaking Laterals Connection, Snowmaking Installation	K.O'Sullivan	15/03/23	Rev 1
Plan	Lance Gun Footing, Snowmaking Installation	K.O'Sullivan	14/06/24	Rev 1

5 Conclusion

This MOD has considered the potential impacts of the works in accordance with relevant statutory requirements. The modification to the original development involves minimal / acceptable environmental impact, where the development will remain substantially the same as the development that was originally approved under DA 23/12108.

6 References

Kosciuszko Thredbo Pty Ltd (KT) Statement of Environmental Effects – Snowmaking Fan Guns, Lower Supertrail, Rev 1.

7 Appendices

Appendix A – Plans

