



# Stormwater Infrastructure Repairs, Village Green, Thredbo

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Development Application Assessment  
DA 24/12432

December 2024

Published by the NSW Department of Planning, Housing and Infrastructure

[dphi.nsw.gov.au](https://dphi.nsw.gov.au)

Title: Stormwater Infrastructure Repairs, Village Green, Thredbo

Subtitle: Development Application Assessment, DA 24/12432

*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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# 1 Introduction

This report contains the Department's assessment of the Development Application (DA 24/12432) lodged by Kosciuszko Thredbo Pty Ltd (the Applicant) seeking approval for the replacement of existing stormwater infrastructure which traverses the Village Green (south-north), Thredbo Alpine Resort, Kosciuszko National Park (KNP) (**Figure 1**).

The site is within the Thredbo Head Lease Area on land described as Lot 876 DP1243112.



**Figure 1** | The Village Green in context of Thredbo Village, located at the western end of the Village and to the south of Friday Drive (Source: Six Maps with annotations)

The subject site, the Village Green, is located within Thredbo, in the southern part of Kosciuszko National Park. Within the context of the resort, the Village Green is located at the western end of Thredbo between Friday Drive and Thyne Reid Drive. The site consists primarily of heavily disturbed area comprising of exotic grasses, recreational infrastructure, paths and utility service infrastructure.

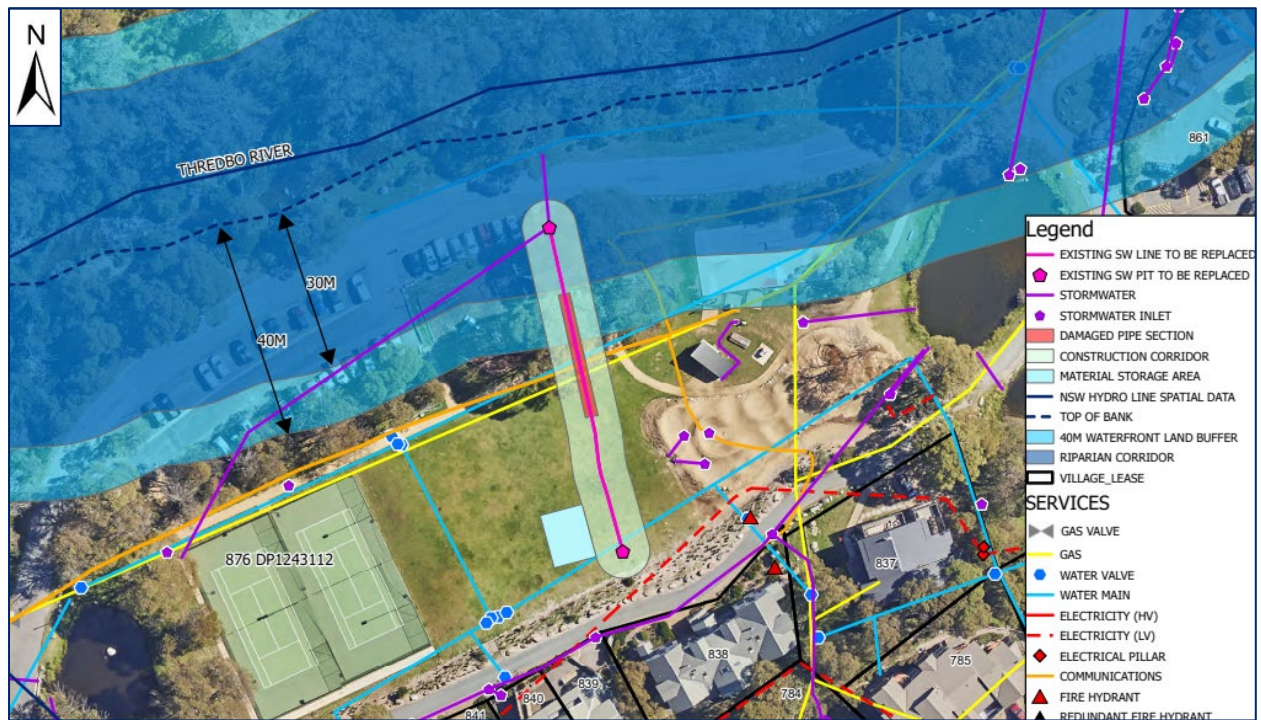
The development area is within the Village green, within a relatively narrow corridor which follows the existing pipeline alignment. Excavation to remove the pipe and pits is to take place within the corridor and will disturb approximately fifty-two square metres (52m<sup>2</sup>) of Thredbo Alpine Resort.

The proposal includes:

- excavation and removal of existing stormwater pipe and connecting stormwater pits;
- laying of new pipe and installation of new stormwater pits;
- connection of new pipe and pits to existing stormwater system; and
- backfilling, compaction and rehabilitation of areas disturbed by excavation.



**Figure 2** provides an overview of the proposal.



**Figure 2 |** Site Plan identifying the existing stormwater pipe and stormwater pits to be replaced (Source: Applicant's Statement of Environmental Effects [SEE] 2024)

The stormwater infrastructure to be replaced is located below the surface of the Village Green and a section of the adjoining car park off Friday Drive. The upstream pit is in the southern greenspace area of the Village Green adjacent to Thyne Reid Drive (**Figure 3**).



**Figure 3 |** The location of the southern, upstream pit looking north across the Village Green towards the playground, carparking area and Thredbo River (Source: Applicant's SEE 2024)

The stormwater pipeline then extends north for approximately 60 metres, connecting to the downstream pit located within the carpark area off Friday Drive (**Figure 4**). The northern part of the stormwater pipeline is situated within 40 metres of the Thredbo River.



**Figure 4 |** The location of the northern, downstream pit immediately beyond the playground fence and within the car park area along Friday Drive (Source: Applicant's SEE 2024)

The Applicant notes that the works will ensure the ongoing function of the stormwater infrastructure within the locality.

The Estimated Development Cost for the proposal is \$35,024.00.

The proposed works do not include the removal of any trees. An assessment of impacts on the environment is provided in **Section 4**.

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 Tablelands Regional Plan 2036

The South East and Tablelands 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 the replacement of the stormwater infrastructure supports the operation and use of the Resort. The proposal supports year-round visitation to the Resort while protecting the unique alpine environment.

#### Snowy Mountains Special Activation Precinct Master Plan

Section 9.1.1 relates to the Thredbo Alpine Resort. The proposal is consistent with the Master Plan as the proposal will support safe and sustainable year-round recreation and accommodation offerings in the Alpine Resorts. In particular, the proposal includes the replacement of supporting infrastructure for the area identified in the Plan as Thredbo Village West.

#### 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 (PoM) framework for KNP that incorporates objectives, principles and policies to guide the long-term management of the KNP. NPWS have commented that the works proposed in the DA will have minimal impact on the environmental and cultural values of Kosciuszko National Park if conducted in accordance with the DA documentation.

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

The draft plan was publicly exhibited from 8 August 2022 until 23 September 2022. The draft plan underwent extensive consultation with the community and stakeholders with feedback incorporated into an updated version of the draft plan, which was re-exhibited from 9 December 2022 to 31 January 2023. The draft plan identifies the alpine areas as providing important biodiversity to the region and acknowledges the alpine areas' contribution to the region's tourism economy.

The proposal is consistent with the draft Regional Plan as it includes measures to avoid and mitigate adverse biodiversity impacts. The proposal supports the maintenance of visitation to the resort, along with the local and regional economy.



## 2.2 Permissibility

The proposal includes the replacement of existing stormwater infrastructure, part of a larger stormwater management effort. The proposed supports and is ancillary to the surrounding permissible land use/s for 'Recreation infrastructure' and 'Tourist and visitor Accommodation' as defined in Chapter 4 of *State Environmental Planning Policy (Precincts – Regional) 2021* (the Precincts - Regional SEPP).

Pursuant to clause 4.7 of the Precincts - Regional SEPP 'Recreation infrastructure' and 'Tourist and visitor Accommodation' are permissible with consent within the 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 year-round use of Thredbo Alpine Resort through the maintenance of existing stormwater infrastructure.</p> <p>Conditions have been applied to the approval to ensure construction impacts on the environment and community will be minimised.</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 thus being ecologically sustainable development. Mitigation measures during construction have been included in the recommended conditions of consent and impacts on biodiversity limited.</p>
(c) to promote the orderly and economic use and development of land,	<p>The Applicant comments the development's impacts are expected to be positive as the works are for the replacement of ageing infrastructure within a highly modified site.</p> <p>The Department raised no concerns with the proposal as the works ensure the ongoing operation of stormwater infrastructure within Thredbo Alpine Resort.</p>
(d) to promote the delivery and maintenance of affordable housing,	<p>Not applicable to this proposal.</p>
(e) to protect the environment, including the conservation of threatened and other	<p>Impacts upon the environment have been limited, the proposal will avoid sensitive areas. The proposed</p>

species of native animals and plants, ecological communities and their habitats,	works are not likely to result in any significant impact on threatened species, populations or ecological communities. 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),	<p>The proposed development is not anticipated to result in any impacts upon built and cultural heritage, including Aboriginal cultural heritage.</p> <p>As mentioned in the section above, NPWS commented the works proposed in the DA will have minimal impact on the environmental and cultural values of Kosciuszko National Park if conducted in accordance with the DA documentation.</p>
(g) to promote good design and amenity of the built environment,	The Department considers that the proposal responds to its existing setting and minimises impacts upon the natural environment. See discussion in <b>Section 4</b> .
(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 proposal is 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 <b>Appendix A</b> ).
(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 relevant government agencies 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>

	The Department is satisfied that the Application is consistent with the requirements of Chapter 4 of the Precincts - Regional SEPP.
(a)(ii) any proposed instrument	Not applicable to the proposal.
(a)(iii) any development control plan	Not applicable to the proposal.
(a)(iia) 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. 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 proposed works and supports its ongoing use. Further assessment can be observed in <b>Section 4</b> .
(d) any submissions made in accordance with this Act or the regulations,	Consideration has been given to submissions received from the NPWS. No public submissions were received for this proposal. 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. The development will be compatible with, and support, the ongoing operation of the resort.</p> <p>Temporary impacts to the environment have been identified and will be appropriately managed, mitigated</p>



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.

The approval of the proposal is considered to be consistent with the public interest.

The Applicant notes, the Development is considered in the public interest as it will ensure the ongoing operation of stormwater services within the locality.

## 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**

### Chapter 4 - Precincts - Regional SEPP - Kosciusko Alpine Region

#### Section 4.9 Demolition

The demolition of a building or work on land in the Alpine Region

The proposal includes the removal of the existing stormwater pipeline and stormwater pits.

The Department has recommended conditions of consent to ensure the proposal and removal / demolition of existing structures is 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**).

#### Section 4.21 Heritage conservation

European heritage

The proposal would not impact on any European heritage items.

Aboriginal heritage

NPWS raised no concerns with the proposal, with the Aboriginal cultural heritage assessment following a suitable process.

The Applicant has included contingencies within their site environmental management plan (SEMP) which

outlines the procedure in the event of 'Unexpected Finds, which is to the satisfaction of NPWS.

#### Section 4.24 Flood planning

Development on land in the flood planning area

Detailed flood models within supporting technical documents to the Snowy Mountains Special Activation Precinct Master Plan identify Friday Drive and the Village Green as flood prone land. Friday Drive and The Village Green are shown to be subject to inundation in a 1-in-100-year (1% AEP) and probable maximum flood (PMF) event. As the proposal does not include the construction or alteration of habitable structures there are no requirements to be addressed with regard to flood risk / management.

#### Section 4.25 Earthworks

Impact of earthworks

The replacement of the stormwater infrastructure would involve excavation / trenching to remove the existing stormwater pipeline and stormwater pits. The Department considers that the earthworks proposed are unlikely to cause the disruption to, or adversely impact on, drainage patterns or soil stability in the locality of the development.

The Applicant states that excavation, removal and replacement of the pipe will occur in 10 metre sections along the stormwater pipe alignment which ensures only a small section of trench is required to be open at any one time.

Works will be undertaken to avoid impacts on the environment or the amenity of any Park users, while supporting the current use of the land.

A condition of approval 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	Refer to above comments.
(b) <i>(repealed in November 2023)</i>	
(c) a conservation agreement under the <i>Environment Protection and Biodiversity Act 1999</i> of the Commonwealth that applies to the land,	Not applicable to the development.
(d) the <i>Geotechnical Policy -Kosciuszko Alpine Resorts</i> published by the Department in November 2003,	<p>The site is not within the G zone identified on the Department's <i>Geotechnical Policy – Kosciuszko Alpine Reports</i>, Thredbo Map.</p> <p>The application is supported by a Geotechnical Assessment and Form 4 (Minimal Impact Certification) prepared by AssetGeoEnviro.</p> <p>The Geotechnical Assessment determines that the proposed works are of such a minor nature that the requirement for geotechnical advice in the form of a geotechnical report, prepared in accordance with the “policy” is considered unnecessary.</p> <p>The Geotechnical Assessment includes recommendations for the proposal relating to excavation, filling, and compaction of filled areas.</p> <p>The Department raises no concerns with the proposal.</p>
(e) for development in the Perisher Range Alpine Resort—  (i) the Perisher Range Resorts Master Plan, published by the National Parks and Wildlife Service in November 2001 and  (ii) the Perisher Blue Ski Resort Ski Slope Master Plan adopted by the National Parks and Wildlife Service 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.
<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, bush fires and flooding,</p>	<p>The proposed works have been designed to avoid and mitigate impacts on the natural environment.</p> <p>The excavation to expose the existing stormwater pipeline will go close to the base of two gum trees in the playground area of the Village Green. The Applicant has had an Arborist Report completed to investigate the potential impact to the trees. The excavation and rehabilitation of the areas near the trees is to be completed in accordance with the Arborist's recommendations to mitigate the risk of harm to the health of the trees.</p> <p>The land is subject to flooding and bushfire. No measures with regard to flood or to protect against bushfire are required.</p> <p>Natural hazards have been adequately addressed for this DA.</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,	The replacement of the stormwater infrastructure located within the Village green will not result in visual impact on the locality or land identified as the Main Range Management Unit in the KNP Plan of Management (PoM).
(d) the cumulative impacts of development and resource use on the environment of the Alpine Subregion in which the development is carried out,	The works proposed relate to the replacement of stormwater pipe and pits that are not located on any Biodiversity Values mapped land. The development will not result in any 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.	No additional usage of the infrastructure and service network is predicted as a result of the project beyond existing capacity.

(f) the capacity of existing waste or resource management facilities to deal with additional waste generated by the development, including in peak periods.	The development will not generate ongoing operational waste. The capacity of existing waste facilities to deal with any waste from the project is considered adequate.
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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

Measures to mitigate adverse impacts associated with the works are included in the approved site environmental management plan (SEMP) and conditions applied to the approval.

Measures to mitigate impacts of the works are detailed further in **Section 4** of this report. The impacts are considered to be acceptable.

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 the 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 proposal 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 information supporting the Application indicates:

- that there will be minimal disturbance to the greenspace areas of the Village Green and no additional vegetation is required to be cleared (native or otherwise);
- the site does not comprise land mapped on the BVM;
- the 'test of significance' identifies that the development or activity is unlikely to significantly affect threatened species or ecological communities, or their habitats; and
- the works are not located within an area of outstanding biodiversity value.

The NPWS concurs with the Applicant's assessment.

The Department is therefore satisfied that there is no adverse impact on threatened species or ecological communities or their habitats.

Further consideration of the impacts on the environment is provided in **Section 4**.

### **Water Management Act 2000**

The proposed development includes works that occur within forty (40) metres of a watercourse.

The works to replace the northern section of stormwater pipeline and northern stormwater pit are situated within forty (40) metres of the Thredbo River.

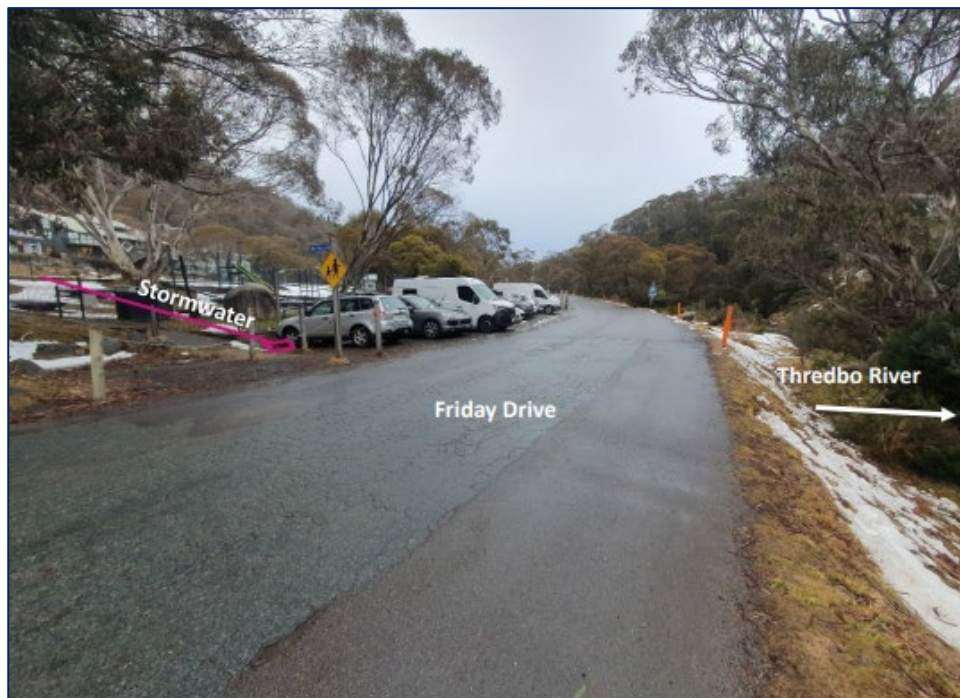
The Applicant notes that the development meets the controlled activity approval exemption provisions of Schedule 4 Part 2 (31)(a) of the *Water Management (General Regulation) 2018*. This section of the regulations provides for a person to be exempt from the requirement to hold a controlled activity approval (CAA) to carry out a work on waterfront land (within the meaning of the *Environmental Planning and Assessment Act 1979*) where:

- the activity (work) is carried out on waterfront land in relation to a third order stream, and



- the activity is separated from the bed of the third order stream by a lawfully constructed public road.

The proposed development will be carried out on land separated from the Thredbo River by Friday Drive (Figure 5).



**Figure 5** | Looking west along Friday Drive, showing Friday Drive between the site (left of image) and Thredbo River (right of image) (Source: Applicant's SEE 2024)

The Department is satisfied the proposal meets the requirements for the exemption.

## 3 Submissions

### 3.1 Department's Engagement

The Department's Community Participation Plan (November 2019) prepared in accordance with Schedule 1 of the EP&A Act requires general applications be exhibited for a period of fourteen (14) days. The Department exhibited the application between 11 September 2024 to 24 September 2024 on the NSW Planning Portal and notified all lodges within Thredbo Village of the works.

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

### 3.2 Summary of Submissions

#### NPWS

NPWS considered the proposed works and concluded:

- the works proposed in the DA will have minimal impact on the environmental and cultural values of Kosciuszko National Park if conducted in accordance with the DA documentation.
- NPWS Visitor Engagement & Revenue Branch has advised that the works proposed in the DA are permissible under the headlease held by Kosciuszko Thredbo Pty Limited for the Thredbo Alpine Resort.
- Lessor's consent is not required under that headlease due to the nature of the works.

#### 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:

- managing environmental impacts of the proposal
- managing temporary construction impacts

### 4.1 Managing Environmental Impacts of the Proposal

For proposals with the Alpine Resorts, Applicants are required to consider the impacts of activities upon the environment. The Applicant notes the works are for the replacement of ageing existing infrastructure within a highly modified site.

#### Vegetation

The proposed excavation and trenching activities are predominantly located within highly disturbed areas where works will not interfere with native vegetation. However, as the trenching nears the northern part of the Village Green excavation of soil will take place beneath the branches of two large, established trees.

The Applicant has provided an Arborist Report which assess the impact of the proposal on the trees. The Report found that trenching in close proximity to the trees will cause damage to tree roots resulting in a negative impact on tree health and should be avoided. The Report includes the following recommendations for the works as they near the trees to lower / mitigate the risk of harm to the trees to a broadly acceptable level of risk (and as low as reasonably practicable):

- excavation is to be completed using minimal impact excavation techniques, such as hydraulic vacuum excavation to cut through soil;
- where tree roots are encountered with diameter 20 mm or greater, they are to be avoided and left undamaged;
- the trench is to be backfilled with washed river sand and watered-in to ensure any air pockets are completely filled;
- the backfilled area beneath the trees is to be covered with organic mulch to a depth of 100-150 mm; and
- if any change is noticed in a tree's structure, health, or the soil condition beneath the tree, then an Arborist inspection should be performed (and action implemented as recommended).

The Department is satisfied the Applicant has taken the appropriate steps to avoid, minimise and mitigate the proposal's impact on the environment.

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

## **4.2 Managing Temporary Construction Impacts**

The Department has considered the relevant environmental impacts associated with the proposal given the location of the site in the Thredbo Alpine Village and within KNP. The Department's assessment of the potential environmental impacts of the proposal along with appropriate mitigation and management measures are considered below:

### **Traffic and access**

The proposal will not require any temporary road closures. The temporary closure of three car parking spaces in the carpark along Friday Drive will be required to for the replacement of the northern stormwater pit. A section of the gravel path will be closed when the pipeline replacement crosses underneath the path and path users will be diverted south across the Village Green. The Applicant notes that construction is expected to take approximately one week, as such temporary closures and diversions are expected to have negligible impacts within the locality.

### **Sediment control during works**

The proposal will minimise the amount of soil exposed at any one time by excavating and replacing the sections of pipeline in 10 metre sections. The excavated material will be temporarily stockpiled alongside the construction corridor (i.e. pipe alignment) during the works, adjacent to the trench. Any excess excavated material will be transported off-site to Thredbo's approved stockpile sites. Appropriate erosion and sediment control measures will be installed prior to works commencing and checked regularly.

Appointment of an Environmental Officer, engaged by the Applicant, will be required to review the works prior to and during construction to ensure that the proposal meets the identified outcomes.

In conclusion, appropriate management and mitigation measures will be implemented before, during and after construction in accordance with the SEMP.

The Department has recommended standard construction conditions applied in the Alpine area. Subject to compliance with these conditions, the Department is of the view that the construction of the proposed works would not impact upon buildings and sensitive environment located within proximity of the site.

## 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:

- there will not be a significant impact on any threatened species, populations, or ecological community
- construction impacts on the surrounding environment will be minimised and recommended conditions of consent require effective site management during construction
- the works are acceptable to maintain the existing stormwater system, supporting ongoing visitation to the Resort.

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 Team Leader, 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 Team Leader, 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 24/12432, subject to the recommended conditions
- **signs** the attached Development Consent (**Appendix A**).

**Recommended by:**



**Vince Di Bono**  
Planning Officer  
Alpine Resorts Team

**Adopted by:**



**Erin Murphy**  
Team Leader  
Alpine Resorts Team, Regional Assessments  
as delegate of the Minister for Planning



# Appendices

## Appendix A – Recommended Instrument of Consent