Modification Application Supporting Report

DA 6877 Village Green Enhancement Project, Thredbo Village

MOD 2

September 2024

Document Control

Revision	Date	Revision Type	Author	Reviewed by
A	10/07/2024	Draft	J.Best; C.Chalk	E.Diver
0	23/09/2024	Final	J.Best; C.Chalk	E.Diver

Project Number: 24003ES
Kosciuszko Thredbo Pty Ltd

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1 Introduction

This Modification Application (MOD) to DA 6877 is seeking development approval for upgrades to existing infrastructure facilities and recreation infrastructure on the Village Green, Thredbo Alpine Resort, New South Wales 2625 (hereinafter referred to as the Development).

The original development (Village Green Enhancement Project) was approved under DA 6877 on 1 June 2015.

1.1 Application Details

The application details are provided in **Table 1**.

Table 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	Village Green, Thredbo Alpine Resort, Kosciuszko National Park, 2 Friday Drive, Thredbo NSW 2625
Lot/Plan	876/DP1243112
Local Government Area (LGA)	Snowy Monaro Regional Council
Zoning	Zone C1 – National Parks and Nature Reserves
Planning Instrument	*State Environmental Planning Policy (Precincts – Regional)* 2021 (Precincts – Regional SEPP)
Integrated Development	The original development approved under DA 6877 was integrated development for works proposed on waterfront land. It is noted that works subject to this MOD do not require a Controlled Activity Approval (CAA) as an exemption applies under Schedule 4, Clause 31 of the *Water Management (General) Regulation 2018*.
Consent Authority	Department of Planning, House and Infrastructure (DPHI)
Type of Development	Recreation infrastructure and infrastructure facilities
Summary of works	Works will include: • replace existing playground equipment with new, including fencing, drainage and associated works • replace existing pump track with new pump track, including installation of drainage and asphalt surface • relocate existing emergency access road adjacent to pump track • replacement of water main infrastructure • installation of paving within plaza area • landscaping and rehabilitation.

1.2 Approved Development under DA 6877

The Development consent for DA 6877 approved the following works:

Approved Development:	Works including: • construction of two tennis courts, lighting and screen fencing at the western end of the Village Green; • relocation of the existing pump track located at the north-east corner with a new pump track; • construction of a new skate park at the current location of the pump track; • construction of a new playground; • construction of a new amenities block; and • installation of new paths, tables, benches and landscaping.

The Development consent for MOD 7732 (DA 6877 MOD 1) (21 September 2016) approved the following works:

Modification No.:	MOD 7732 (DA 6877 MOD 1): Modification to the approved Village Green redevelopment including: • Relocation of the amenities building, skate park and playground.

2 Works subject to this MOD

Works subject to this MOD include:

- playground upgrade
- pump track upgrade
- watermain upgrade
- plaza paving.

A description of each development component is provided in the subsequent sections. Refer to **Figure 1** for the Site Plan.

Scale: 1:592

0 2.5 5 10 15 20 25

Meters

Map Projection: Universal Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 55

N

THREDBO

Site Plan

Project: DA 6877 MOD 2

Revision: B

Date: 18/07/2024

Produced By: JB

2.1 Playground Upgrade

The playground is located on the northern side of the Village Green adjacent to the carpark and Friday Drive. The playground comprises playground equipment, benches, tables and a perimeter fence (refer **Figure 2** and **Figure 3**).

The purpose of the upgrade is to modernise the existing infrastructure, ensuring its longevity and providing an enhanced guest experience. The current playground will largely be demolished and replaced with new equipment designed to the current Australian Standards. The concept design for the new playground is provided in **Appendix A**. A new rubber pathway will be constructed between the playground gate and the mulched area to enable wheelchair and pram access. Detailed design will be finalised at the construction certificate phase.

Figure 2: Playground

Figure 3: Benches and tables adjacent to playground

The playground disturbance is approximately 700 m^2.

Works include (but are not limited to):

1) Site preparation
2) Removal and disposal of existing softfall and playground equipment, including removal of footings
3) Minor excavation and landscaping as required to level sections of site to design
4) Installation of subsoil drainage and connection into existing stormwater network
5) Installation of new playground structures, including excavation for footings and pouring of concrete for hardwood pillars
6) Pour concrete pavement from gate to softfall area
7) Install edging around softball area
8) Construct wet pour rubber softfall paths and infill rest of softfall area with bark
9) Removal of perimeter fence and footings and installation of new fence and footings
10) Rehabilitation of disturbed areas and landscaping of site.

2.2 Pump Track Upgrade

The existing pump track (approx. 850 m^2) (**Figure 4**) will be demolished and rebuilt within the same position with a slightly larger footprint (may increase up to approximately 150 m^2). The purpose of the pump track upgrade is to modernise the infrastructure and enhance the guest experience by providing a new design that can be used for both recreation and competitive events.

The existing emergency access located adjacent to the existing track will be covered by the new pump track, and a new emergency access is proposed southwest of the existing along Thyne Reid Drive. The indicative location is shown on the Site Plan (**Figure 1**). The track disturbance will be approximately 4.0 m wide. The final design will be confirmed at the construction certificate phase once the preferred contractor is engaged.

Figure 4: Pump track and emergency access track

Figure 5: Proposed emergency access track within cleared area

Works include (but are not limited to):

1) Site preparation
2) Demolition of existing pump track features and temporary stockpiling of materials within the site for re-use
3) Installation of drainage, including subsurface drainage and grate pits connected into the existing stormwater network
4) Shaping of new track and features, including importing additional fill as required
5) Sealing of track surface with asphalt
6) Construction of new emergency access via Thyne Reid Drive onto the village green, including gravel surface and boulder gravity retaining wall
7) Landscaping and rehabilitation.

2.3 Watermain Upgrade

The watermain requires decommissioning and replacement due to age. The existing pipeline is approximately 35 m in length, connecting two areas of the village water supply. The general alignment is shown in **Figure 6**. The pipeline comprises a 200 mm asbestos cement (AC) water main. As the existing AC (asbestos cement) water main dives deeply after the tee connection (approximately 1.8 m below ground level), it is proposed that the AC is left in situ and the new water main is installed directly above at 1 m depth.

As one of the larger trunk mains for the overall water supply for the western side of the village, the upgrade will ensure the pipeline can withstand the increased pressures and demand expended into the future. It will also be less likely to experience leaks and require any significant maintenance works over its lifetime.

The existing valve assembly on the southern section of the connecting main will be removed and replaced with a small 1.5 m section of 100 mm HDPE (or uPVC where connecting into existing uPVC) connected by two Gibault fittings. The works will also include the installation of a non-return valve on the southern end of the new section of HDPE pipe. This valve will ensure water cannot return backwards (south) creating a water loop. This valve assembly will include a non-return valve, a stop valve either side and a small bypass loop around the non-return valve should the non-return valve ever need to be bypassed.

The approximate trench dimensions are 600 mm wide x 1,000 mm deep. The approximate disturbance for each valve assembly is 2,000 mm wide x 2,500 mm long x 1,000 mm deep. The total disturbance area for the watermain/valve replacement works is approximately 31m^2.

Figure 6: Water main alignment

Works include (but are not limited to):

1) Establishment of construction corridor which will include cordoning off an area at least 3 m either side of the pipeline and the closing and redirection of the Village Green footpath. Appropriate signage including Asbestos warning signs will be placed on site fencing.
2) Isolation of water around the work area by shutting the northern valve and southern valves.
3) Once isolated, excavation of the installation trench and connection fittings. Excavation depths required are expected to be around 1000 mm. Excavated fill material will be temporarily stockpiled adjacent to trench for progressing backfilling.
4) Removal of existing connection fittings at both southern and northern ends of the old AC pipeline. If any cutting or removal of a small section of AC is required, Safework NSW Asbestos Removal Guidelines will be followed, and the asbestos removed offsite to a Licenced Waste Facility as per NSW EPA's Integrates Waste Tracking Solution (IWTS).
5) Replacement of pipeline with 200 mm welded HDPE welded sections which will be laid adjacent to the trench within the construction corridor prior to placement within the trench. Sections of pipe will be solvent welded together once laid in place.

6) Installation of the new non-return valve assembly.
7) Removal of the existing non-return valve assembly and replacement with a 100 mm HDPE pipeline and connection fittings. This may require sections of uPVC material pipe where connection is into existing uPVC.
8) Backfilling and compaction of fill over the new pipeline and valve assembly.
9) Rehabilitation of the disturbance areas.

2.4 Plaza Paving

The grassed area around the BBQ and bathroom facilities will be paved to improve the aesthetics of the area (refer **Figure 7** and **Figure 8**).

Figure 7: Plaza area facing toward pump track

Figure 8: Plaza area facing toward playground

Works include (but are not limited to):

1) Site preparation, including excavation and compaction of ground to level off site
2) Preparation of sub-grade to create foundation for pavement
3) Lay pavers, including setting
4) Site rehabilitation as required.

3 Supporting Documentation

3.1 Amendments to approved documents under DA 6877

Ref No.	Document	Title/ Description	Author/ Prepared By	Date	Document Reference	Amended Plan Reference
18	Plan	Proposed pump track	-	-	-	Pump Track Concept Plan (Adapted from Source: Velosolutions, 2024).

3.2 Additional supporting documents

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, Village Green Infrastructure Upgrades (DA6877 MOD2)	Kosciuszko Thredbo Pty Ltd	Augst 2024	Rev 0
Site Plan	Site Plan	Kosciuszko Thredbo Pty Ltd, JB	18 July 2024	Rev B
Plan	Accessible Play Tower Documentation, Sheet 1 of 3	Edible Kids Gardens, SW	June 2024	Version 2
Plan	Accessible Play Tower Documentation, Sheet 2 of 3	Edible Kids Gardens, SW	June 2024	Version 2
Plan	Accessible Play Tower Documentation, Sheet 3 of 3	Edible Kids Gardens, SW	June 2024	Version 1
Plan	Concept Plan	Edible Kids Gardens, SW	6.2024	-
Plan	Water Main Replacement Trench Cross Section	Kosciuszko Thredbo Pty Ltd, KOS	12/07/2024	Rev 0
Demolition Plan	Site Demolition Plan, Thredbo Playground Upgrade	Kosciuszko Thredbo Pty Ltd, ZM	30/06/2024	Rev 0
Geotechnical Assessment	Proposed Playground Upgrade, Thredbo Village NSW Geotechnical Assessment	AssetGeoEnviro, MB	14 September 2024	7471-R1 Rev 2
Form 4 – Minimal Impact Certification	Form 4 – Minimal Impact Certification	Assetgeoenviro, MB	14 September 2024	-

4 Statutory Framework

The SEE 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 6877. Additional statutory considerations relevant to the MOD are provided in the subsequent sections.

4.1 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 2.**

Table 2: Content of modification application

Content of modification application (Section 100 of EP&A Regulation)	Comment
(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 in **Section 2**.
(c) the address and folio identifier of the land on which the development will be carried out,	Refer **Section 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,	Refer **Section 2**.
(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,	The Development will remain substantially the same as the original approved development.
(f) a description of the expected impacts of the modification,	See **Section 4**.
(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.	This MOD is being made to the consent authority under the EP&A Act. This MOD is substantially the same as the Development for which the consent was originally granted, and results in acceptable environmental impact.

4.2 Plans

4.2.1 South East and Tablelands Regional Plan 2036

The *South East and Tablelands Regional Plan 2036* (Regional Plan) describes the vision, goals and actions that will deliver greater prosperity for those who live, work and visit the region. The Regional Plan promotes well planned, efficient and sustainable development that complements the area's natural and cultural values. In relation to the NSW Alpine Resorts, the Regional Plan seeks to promote year-round alpine tourism opportunities that will strengthen long-term resilience.

The Development is consistent with the Regional Plan as it will enhance the existing infrastructure within the Village Green, contributing to a greater guest experience and year-round tourism in the resort.

4.2.2 Snowy Mountains Special Activation Precinct Master Plan 2022

The Snowy Mountains Special Activation Precinct Master Plan 2022 (Master Plan) applies to the NSW Alpine Resort Areas, including Thredbo. The Development will create a more attractive area by replacing the aged recreational infrastructure with modern equipment. Paving the plaza area will improve the amenity of the seating and BBQ area for guests. Stormwater infrastructure will be integrated into the proposal to effectively manage surface water runoff in the locality.

The Development is considered consistent with the Master Plan as it will enhance the multifunctional Village Green delivering positive social, environmental and economic benefits.

4.3 Integrated Development

The original development was referred to the Office of Water as part of the project area (skate park) was located within waterfront land. The General Terms of Approval acknowledged the project site is physically separated from the Thredbo River by Friday Drive and advised that a CAA must still be obtained (Ref: *Integrated Development Referral – General Terms of Approval For DA No:6877 – Proposed engagements to Village Green, Thredbo, 11th March 2015*).

Part of the Development subject to this MOD is located within waterfront land. However, under Schedule 4, Clause 31 of the *Water Management (General) Regulation 2018*, the works are exempt from requiring a Controlled Activity Approval (CAA) as they are separated from the third order watercourse by a car park and public road. A detailed assessment is provided in **Section 4.2.1**.

5 Impact Assessment

5.1 Geotechnical Considerations

A Geotechnical Assessment and Form 4 is provided in **Appendix C**.

5.2 Soil and Water

There is a network of stormwater drainage (subsurface pipes and inlet pits) within/surrounding the site, and two stormwater filtration ponds at the eastern end of the Village Green. Stormwater drainage has been incorporated into the design to mitigate potential impacts to soil and water quality in the locality. During construction, temporary erosion and sediment controls will be implemented in accordance with the Site Environmental Management Plan (SEMP) (provided separately with this application) to mitigate potential impacts on the receiving environment.

5.2.1 Waterfront Land Assessment

A portion of the Development (the playground) is located within 40 m of Thredbo River (**Figure 9**), classified as a third order stream under the Stahler system The Development is exempt from requiring a CAA as it meets the provisions of Schedule 4, Part 2 (31) (a) of the *Water Management (General) Regulation 2018* which states:

31 Controlled activities on certain waterfront land

Any controlled activity that is carried out on waterfront land in relation to a minor stream or ***third order stream, where the activity is separated from the bed*** *of the minor stream or third order* ***stream by one or more of the following that has been lawfully constructed****—*

(a) ***a public road,***

(b) a hard stand space (such as a car park or building),

(c) a levee bank, but only if the levee bank is in an urban area, was the subject of a development consent under the Environmental Planning and Assessment Act 1979 and is located within a designated high risk flood area (within the meaning of clause 45 of this regulation).

No impacts to Thredbo River are proposed given the following:

- Thredbo River is separated from the Development by a sealed car park and Friday Drive (sealed road) (**Figure 10**).
- Appropriate environmental controls will be installed during construction to mitigate any potential impacts to water quality in the receiving environment.
- To manage surface water runoff during operation, drainage that connects into the existing stormwater network has been incorporated into the new playground and pump track.
- The works are not expected to affect the quantity or flow of water in Thredbo River.
- The Development will not impact on connectivity through the riparian corridor.

The Development is exempt from requiring a Controlled Activity Approval (CAA) as the Development is separated from Thredbo River by a hardstand space or road, including car park and Friday Drive.

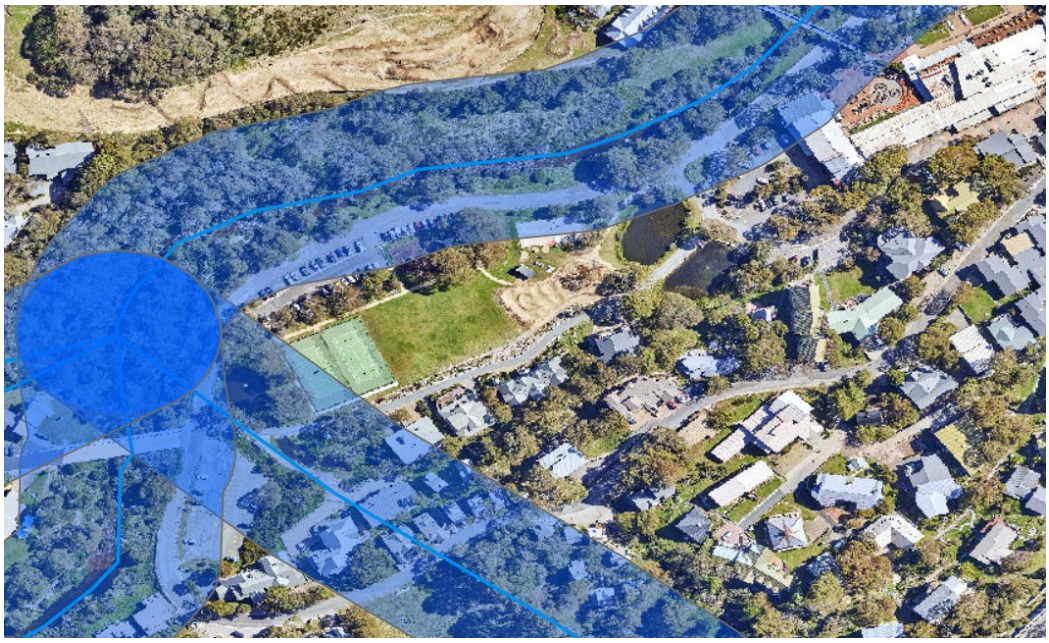

Figure 9: Waterfront Land Review (NSW Hydroline Spatial Data, NSW Government 2024d)

Figure 10: Carpark and road between Thredbo River and Development site

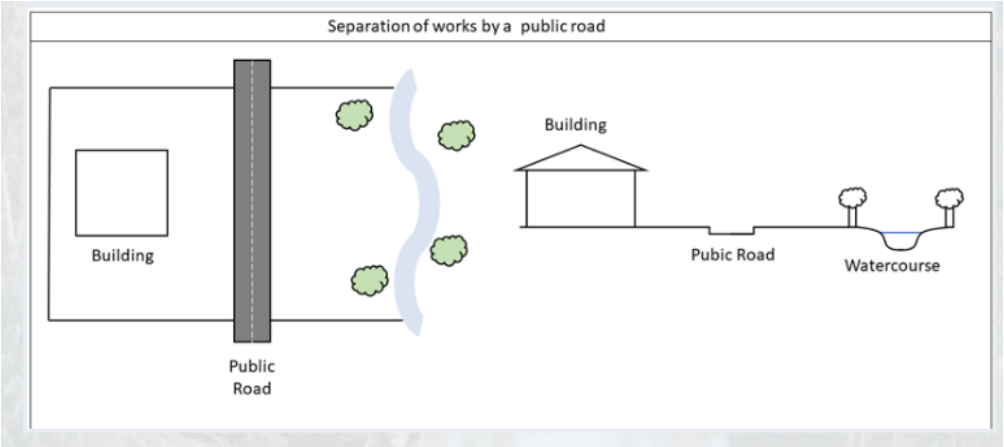

Figure 11: Extract from Controlled activity exemption e-tool (NSW Government 2024)

5.3 Biodiversity

The Development is not located in any areas mapped on the Biodiversity Values Map. No vegetation clearing is proposed.

Figure 12: Biodiversity Values Map (NSW Government 2024b)

The test of significance outlined in Section 7.3 of the BC Act is used to determine whether proposed development or an activity is likely to significantly affect threatened species or ecological communities, or their habitats. An assessment of the Development against the 'test of significance' is provided in **Table 3**.

Table 3: Test of Significance

Test of Significance	Comment
(1) The following is to be taken into account for the purposes of determining whether a proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats—	
(a) in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,	The Development is located within a highly modified environment, providing very limited suitable habitat for native fauna species (refer to site photos). Significant impacts to Commonwealth and State listed threatened flora and fauna, ecological communities or their habitats is considered unlikely. The Development is unlikely to adversely affect the life cycle of listed threatened species, such that a viable local population of the species is likely to be placed at risk of extinction.
(b) in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity— (i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or (ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,	There are no endangered ecological communities or critically endangered ecologically communities within the site or immediate surrounds. No further assessment is required.
(c) in relation to the habitat of a threatened species or ecological community— (i) the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and (ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and (iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,	Unlikely. Refer comment against (a).
(d) whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),	Not applicable. The site and immediate surrounds do not comprise any land declared an area of outstanding biodiversity value.
(e) whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.	The Development is not part of a key threatening process outlined in Schedule 4 of the BC Act, nor is it likely to increase the impact of a key threatening process.

5.4 Waste Management

Demolition and construction waste will be managed in accordance with the SEMP (provided separately with this application). Public bins are provided in various locations on the Village Green for use during operation.

5.5 Access and Traffic

At times during construction, certain carparking spaces may be temporarily closed. Footpaths and public areas within Village Green will be temporarily closed as needed when active works are being undertaken to ensure the safety of public. Appropriate signage, fencing or demarcation will be installed to manage access to and around the construction corridor in accordance with the SEMP (provided separately with this application).

5.6 Social and Economic

The proposed upgrades are considered within the public interest as they will modernise, improve the aesthetics and longevity of infrastructure facilities and recreation infrastructure within the Village Green, therefore contributing to a greater guest experience. The Development will result in direct investment into resort infrastructure, and support year-round tourism in Thredbo.

5.7 Built Environment

The upgraded pump track, playground and new paved plaza area will enhance the aesthetics of the Village Green.

5.8 Air Quality, Noise and Vibration

The Village Green is bordered by tourist accommodation along Thyne Reid Drive to the south and Thredbo River to the north. The Village Green was established to create a central recreational space for visitors to enjoy outdoor activities and events. The upgraded pump track will allow for the expansion of mountain bike events, bringing members of the community together. Whilst it is acknowledged that this will increase human activity at times throughout the year, the events will be managed appropriately to minimise potential impacts on adjoining properties.

During construction, appropriate controls will be implemented in accordance with the SEMP (provided separately with this application) to mitigate potential dust and noise impacts in the locality. During operation, the sealed pump track is expected to reduce dust generation.

5.9 Heritage

The Development will not impact any listed heritage items or places.

5.10 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 in **Table 4**.

Table 4: 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 the immediate Development site. Refer to the AHIMS search results in Appendix B for reference.
b) any other sources of information of which a person is already aware? And/or	The SEE for the original DA confirmed the site is highly modified and no further assessment was required (Dabyne Planning 2014).
c) landscape features that are likely to indicate presence of Aboriginal objects?	The Development site is located in a highly disturbed environment, which has been subject to previous construction disturbance including clearing and earthworks, 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?	

As identified above, 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, management measures outlined in the SEMP will be implemented.

6 Conclusion

This MOD is seeking development approval to upgrade existing infrastructure facilities and recreation infrastructure within the Village Green. The Development will remain substantially the same as the development originally approved under DA 6877. With the implementation of appropriate environmental controls during the design and construction, the impacts of the proposed works on the existing environment are considered acceptable.

The proposed upgrades are considered within the public interest as they will modernise, improve the aesthetics and longevity of infrastructure facilities and recreation infrastructure within the Village Green, therefore contributing to a greater guest experience.

7 References

Assetgeoenviro, 2024, Geotechnical Assessment – Proposed Playground Upgrade. Ref: 7471-R1

Dabyne Planning Pty Ltd (Dabyne Planning) 2014, Statement of Environmental Effects – Village Green Precinct Enhancement Project Thredbo Alpine Resort Kosciuszko National Park.

DAWE 2023, *National Heritage Places – Australian Alps National Parks and Reserves*, Department of Agriculture, Water and the Environment, https://www.environment.gov.au/heritage/places/national/australia-alps

DCCEEW 2024, *Protected Matters Search Tool*, Department of Agriculture, Water and the Environment, https://www.environment.gov.au/epbc/protected-matters-search-tool

DoE 2013, *Matters of National Environmental Significance: Significant Impact Guidelines 1.1*, Department of the Environment.

Department of Planning (DoP) 2006, *State Environmental Planning Policy (Kosciuszko National Park – Alpine Resort) Thredbo Alpine Resort, Sheet 1 of 5*

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DIPNR 2003, *Geotechnical Policy Kosciuszko Alpine Resorts,* Department of Infrastructure, Planning and Natural Resources, NSW Government.

DPE 2017, *What to include with your development application (DA),* January 2017, Department of Planning & Environment, NSW Government.

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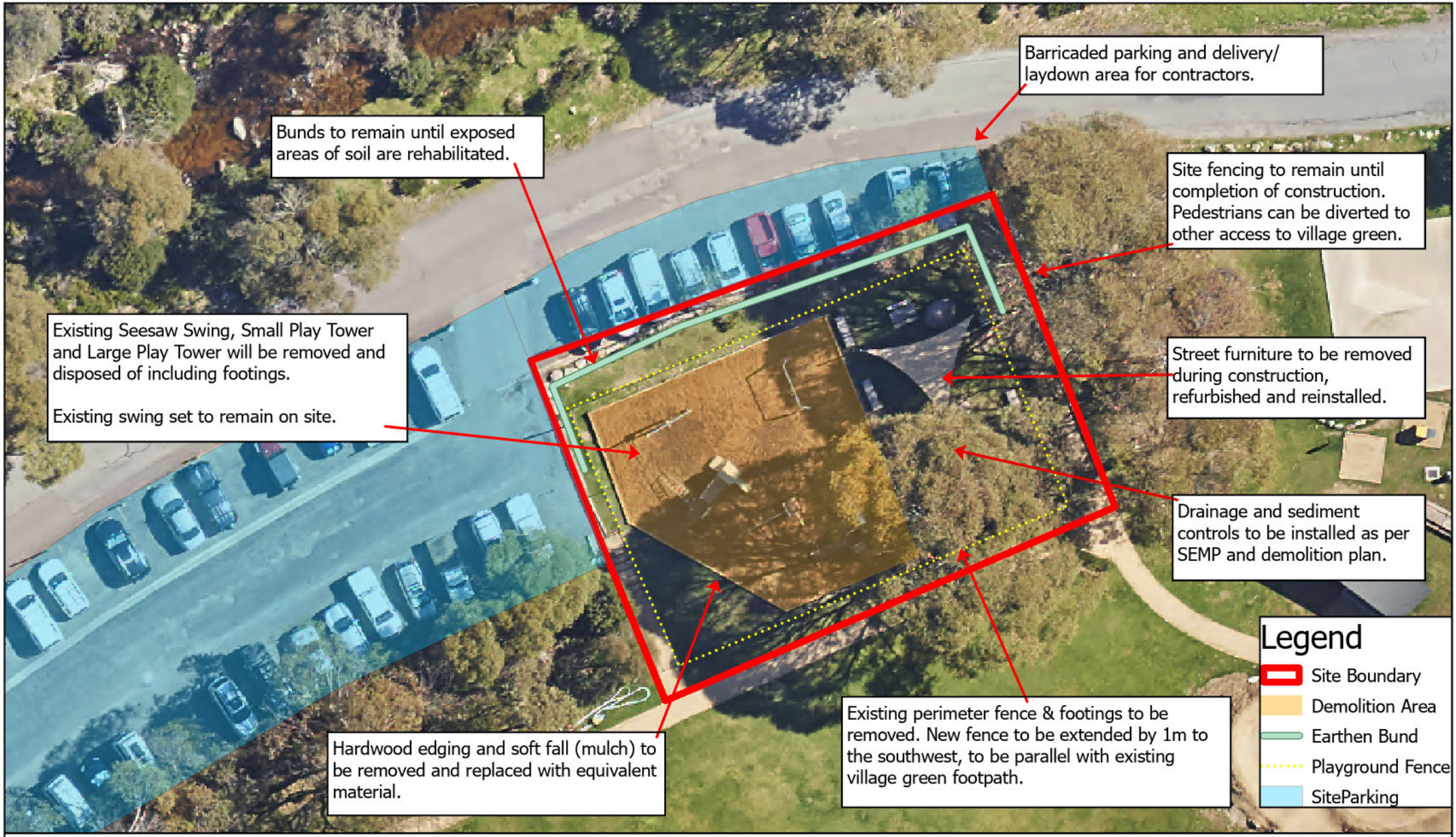
8 Appendices

Appendix A Plans



Scale: 1:350

0 5 10 20 Meters

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

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THREDBO

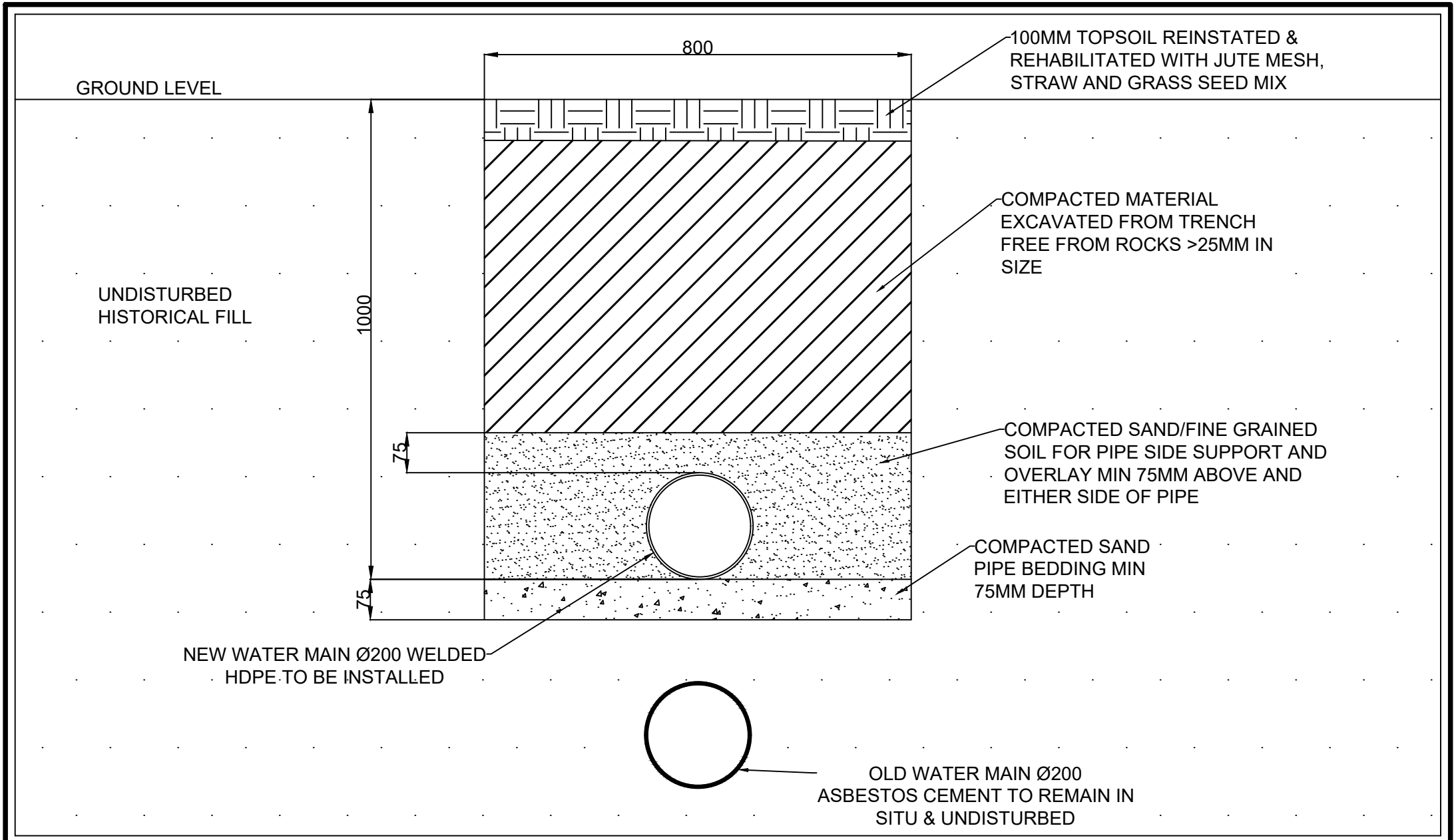
Site Demolition Plan

Project: Thredbo Playground Upgrade

Revision: 0

Date: 30/06/2024

Produced By: ZM



NOTES

1. Backfill and pipe bedding material, compaction and depth will meet AS/NZS 3500.1 Plumbing and Drainage - Water Services
2. Old AC Pipe will remain in situ and undisturbed underneath the new water main installation directly above.

DRAWING

Water Main Replacement Trench Cross Section

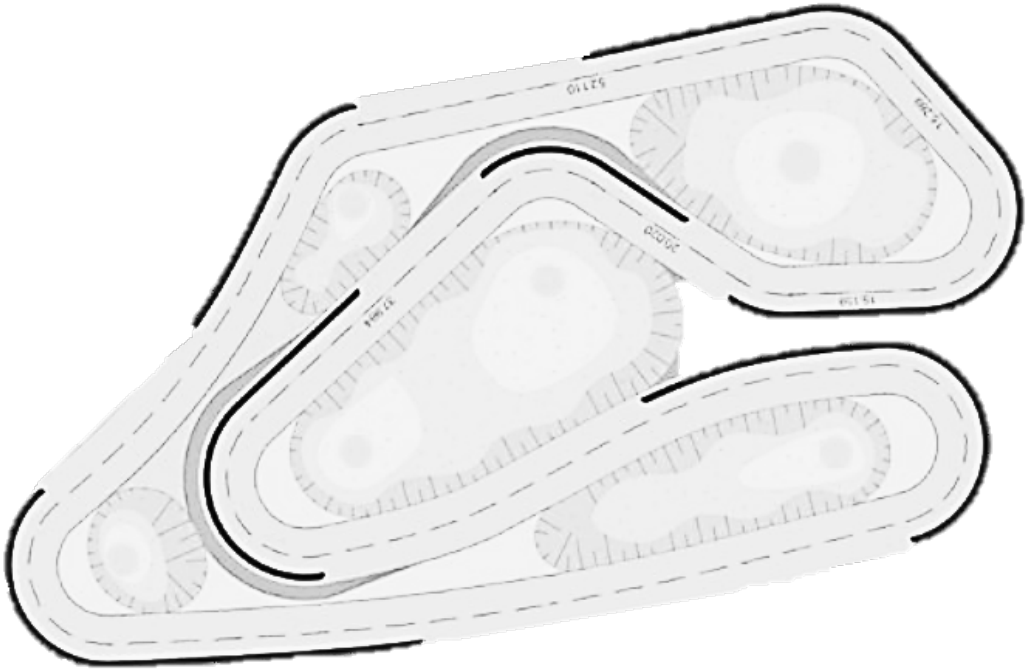
PROJECT

DA6877 MOD 2

THREDBO

REV	DATE	DESCRIPTION
0	12/07/24	Original for DA

DESIGNED BY K. O'Sullivan	CHECKED BY E. Diver
SCALE NTS	FILE NAME DA6877 MOD 2 Water Main Cross Section.dwg
SHEET 1/1	

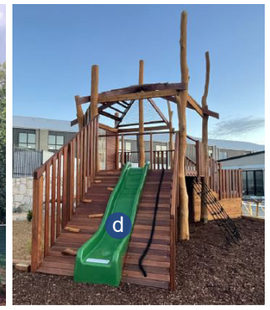


Approximately 1000 m^2

Pump Track Concept Plan (Adapted from Source: Velosolutions, 2024). Final design to be confirmed at detailed design. DA 6877 MOD 2 (Kosciuszko Thredbo Pty Ltd, 2024)

Legend

1 Wheelchair accessible “tree house” fort
with connected platforms, slides (1.2m and 1.8m high), cargo climbing net, log “stairs” and fireman’s pole



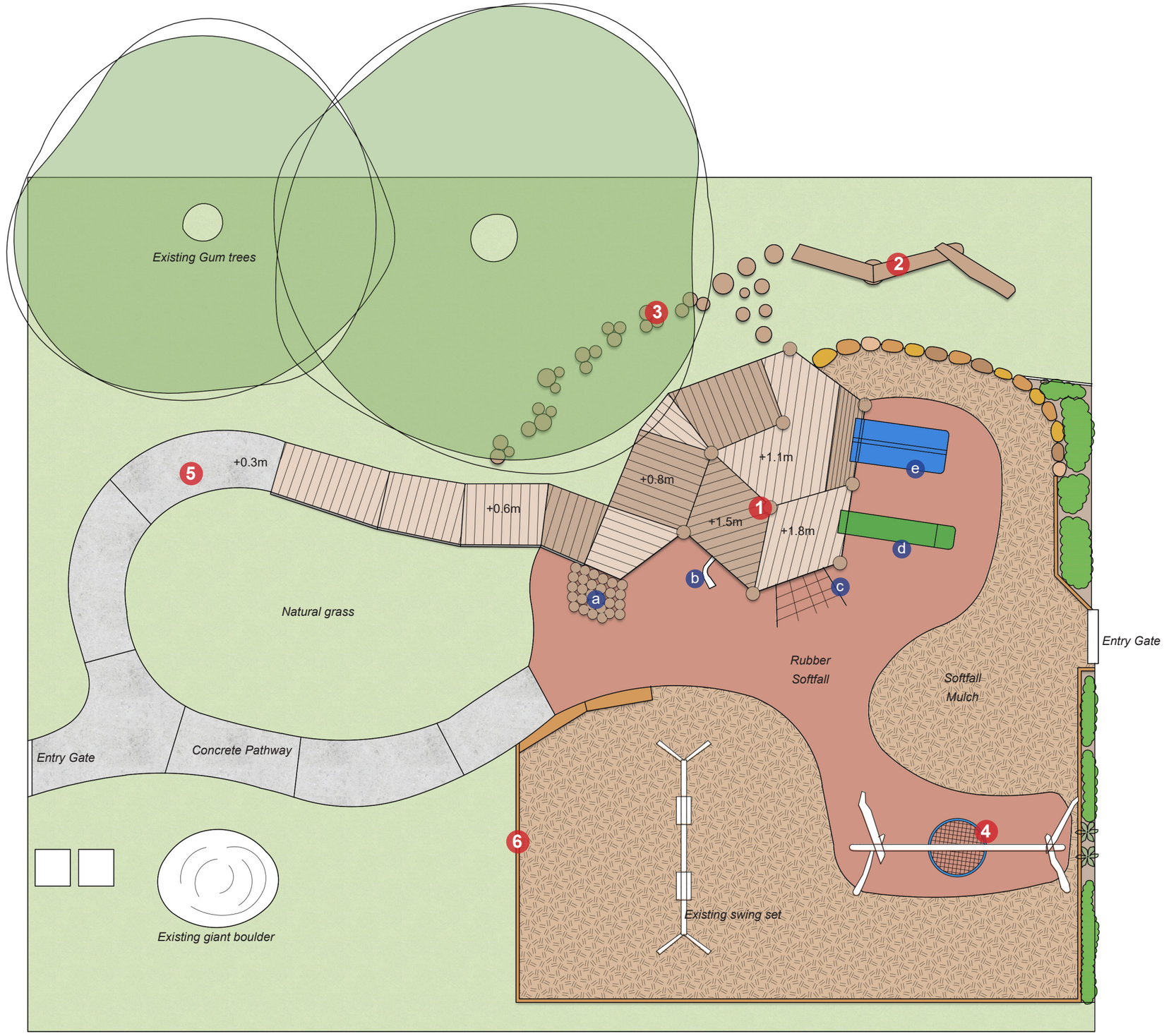
- a Log ‘stairs’
- b Fireman’s pole
- c Cargo Net
- d Single Slide
- e Double Slide

2 3 Overlapping logs & log slalom
as balancing challenge in area of natural lawn

4 Basket swing set
with impact rubber/wetpour rubber and soft fall mulch

5 Ramped pathway of concrete and/ or rigid steel mesh

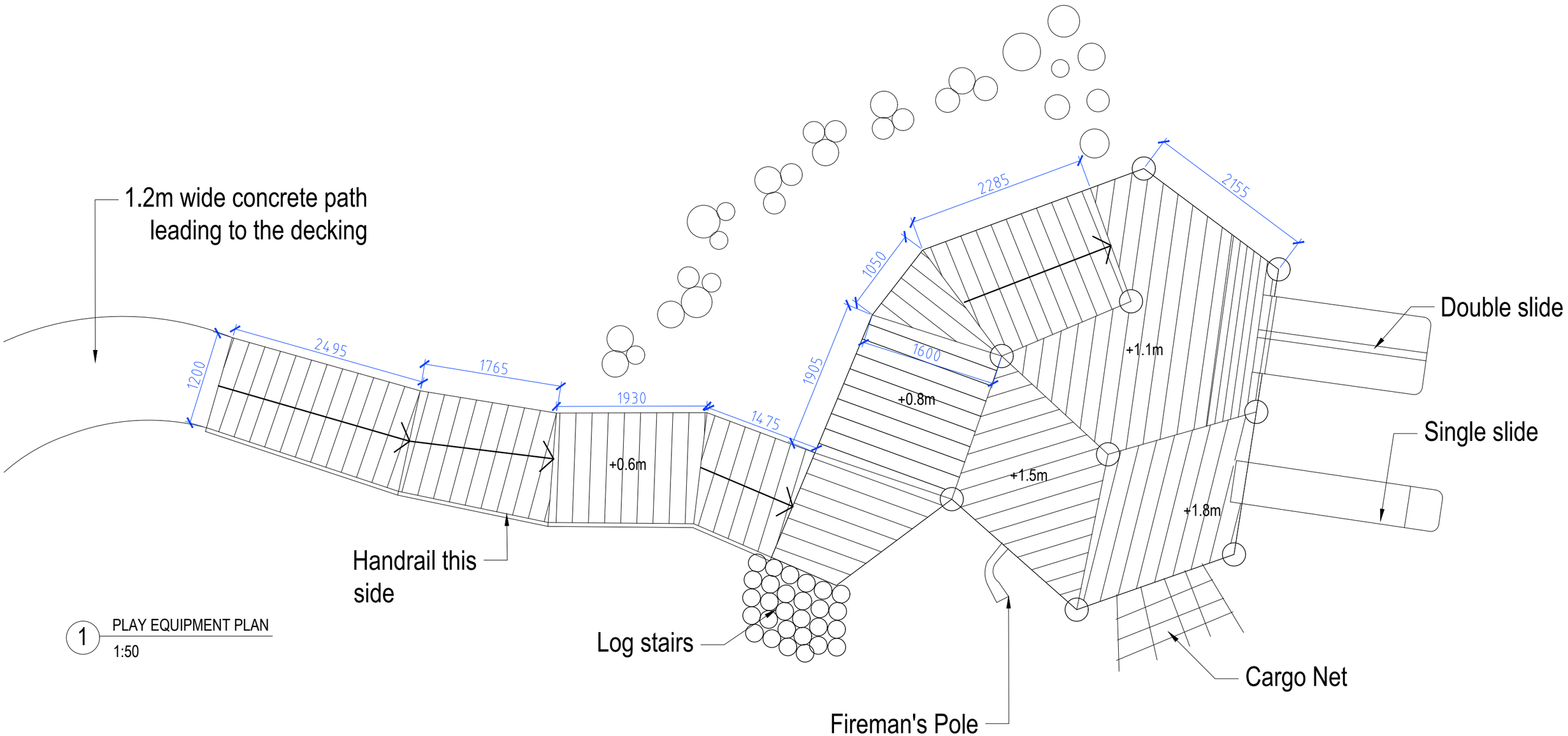
6 New sleeper retaining wall



Edible Kids Gardens
1 Forest Lane, Bowral, NSW 2576
ABN 95606307046

Stephen Webb, Landscape Architect
Phone 0401 534 476

Project Name Nature Play Playground Design in Thredbo		**Address** Thredbo Village playground	
Drawing Title: Concept Plan	**Scale:** 1:100 @ A3	**Date:** 6.2024	**Page:** 1/1 page



1 PLAY EQUIPMENT PLAN
1:50

Edible Kids Gardens
1 Forest Lane, Bowral, NSW
ABN 95606307046

Stephen Webb, Landscape Architect
Phone 0401 534 476

Project Name:
Playspace Upgrade in Thredbo

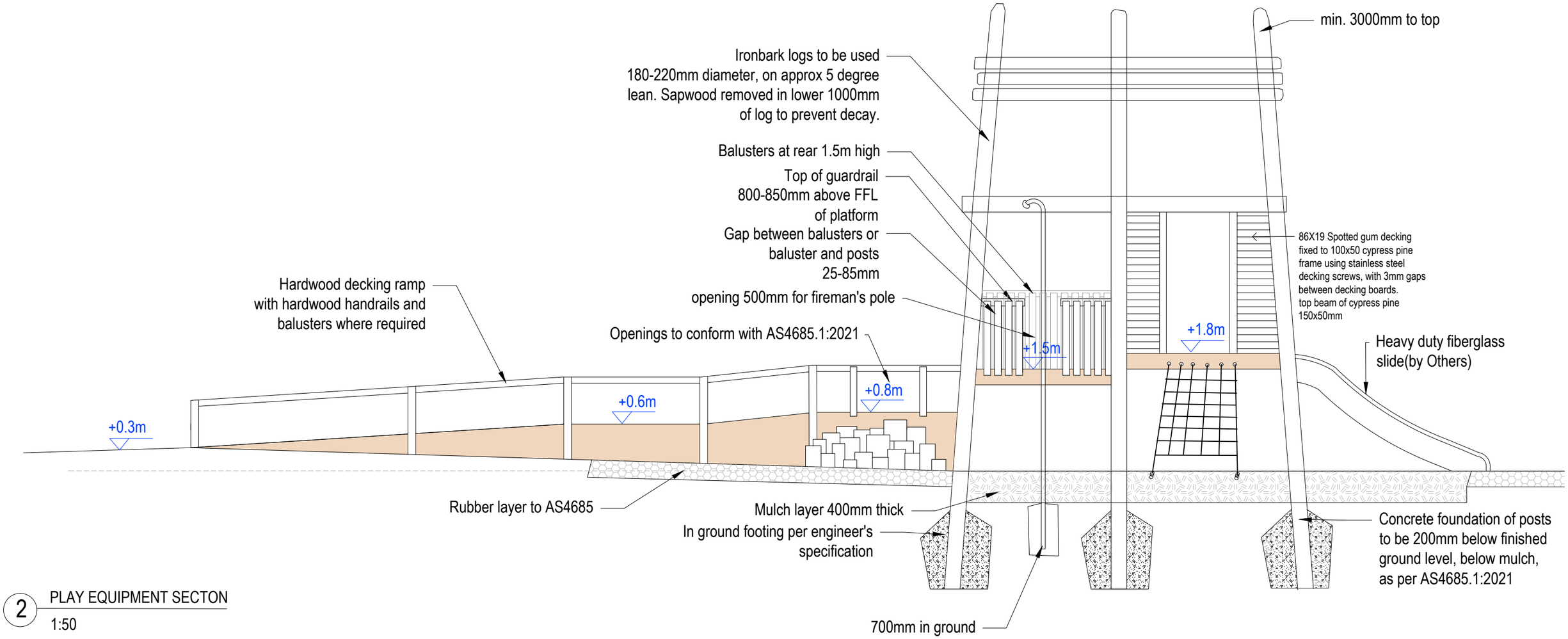
Drawing Title: Accessible Play Tower Documentation

Date: June 2024

Version: 2

Scale: 1:50

Sheet No: 1 of 3



2 PLAY EQUIPMENT SECTON

1:50

Edible Kids Gardens
1 Forest Lane, Bowral, NSW
ABN 95606307046

Stephen Webb, Landscape Architect
Phone 0401 534 476

Project Name:
Playspace Upgrade in Thredbo

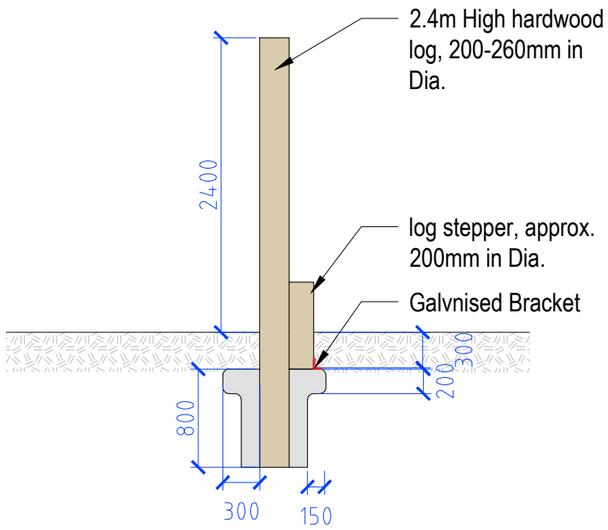
Drawing Title: Accessible Play Tower Documentation

Date: June 2024

Version: 2

Scale: 1:50

Sheet No: 2 of 3



1 LOG SLALOM DETAIL

1:50

Edible Kids Gardens 1 Forest Lane, Bowral, NSW ABN 95606307046 Stephen Webb, Landscape Architect Phone 0401 534 476	**Project Name:** Drawing detail - log slalom	**Drawing Title:** Detail	**Date:** June 2024
		Version: 1 / **Scale:** 1:50	**Sheet No:** 3 of 3

Appendix B Desktop Search Results

AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : KT Playground Upgrade

Client Service ID : 868109

Kosciusko Thredbo

Date: 28 February 2024

Attention: Jocelyn Best

Email: jocelyn_best@evt.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lat, Long From : -36.5056, 148.3021 - Lat, Long To : -36.505, 148.303, conducted by Jocelyn Best on 28 February 2024.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.

A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Level 6, 10 Valentine Ave, Parramatta 2150
Locked Bag 5020 Parramatta NSW 2124
Tel: (02) 9585 6345

ABN 34 945 244 274
Email: ahims@environment.nsw.gov.au
Web: www.heritage.nsw.gov.au

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 28-Feb-2024

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance.

World Heritage Properties:	None
National Heritage Places:	2
Wetlands of International Importance (Ramsar	8
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	2
Listed Threatened Species:	45
Listed Migratory Species:	10

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at https://www.dcceew.gov.au/parks-heritage/heritage

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	15
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	1
Regional Forest Agreements:	1
Nationally Important Wetlands:	None
EPBC Act Referrals:	4
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

National Heritage Places			[Resource Information]
Name	State	Legal Status	Buffer Status
Historic			
Snowy Mountains Scheme	NSW	Listed place	In feature area
Natural			
Australian Alps National Parks and Reserves	ACT	Listed place	In feature area

Wetlands of International Importance (Ramsar Wetlands)		[Resource Information]
Ramsar Site Name	Proximity	Buffer Status
Banrock station wetland complex	700 - 800km upstream from Ramsar site	In buffer area only
Barmah forest	200 - 300km upstream from Ramsar site	In buffer area only
Blue lake	Within 10km of Ramsar site	In feature area
Gunbower forest	300 - 400km upstream from Ramsar site	In buffer area only
Hattah-kulkyne lakes	500 - 600km upstream from Ramsar site	In buffer area only
Nsw central murray state forests	200 - 300km upstream from Ramsar site	In buffer area only
Riverland	700 - 800km upstream from Ramsar site	In buffer area only
The coorong, and lakes alexandrina and albert wetland	700 - 800km upstream from Ramsar site	In buffer area only

Listed Threatened Ecological Communities			[Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.
Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status

Community Name	Threatened Category	Presence Text	Buffer Status
Alpine Sphagnum Bogs and Associated Fens	Endangered	Community known to occur within area	In feature area
Natural Temperate Grassland of the South Eastern Highlands	Critically Endangered	Community may occur within area	In feature area

Listed Threatened Species [Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.
Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Callocephalon fimbriatum Gang-gang Cockatoo [768]	Endangered	Species or species habitat known to occur within area	In feature area
Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062]	Vulnerable	Species or species habitat may occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Pycnoptilus floccosus Pilotbird [525]	Vulnerable	Species or species habitat known to occur within area	In feature area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Stagonopleura guttata](#) Diamond Firetail [59398]	Vulnerable	Species or species habitat known to occur within area	In feature area
CRUSTACEAN			
[Euastacus diversus](#) Orbost Spiny Crayfish [66782]	Endangered	Species or species habitat may occur within area	In buffer area only
[Euastacus rieki](#) Riek's Crayfish [83155]	Endangered	Species or species habitat likely to occur within area	In feature area
FISH			
[Galaxias supremus](#) Kosciuszko Galaxias [87878]	Critically Endangered	Species or species habitat known to occur within area	In buffer area only
[Galaxias terenasus](#) Roundsnout Galaxias [87175]	Endangered	Species or species habitat likely to occur within area	In buffer area only
[Maccullochella peelii](#) Murray Cod [66633]	Vulnerable	Species or species habitat may occur within area	In buffer area only
[Macquaria australasica](#) Macquarie Perch [66632]	Endangered	Species or species habitat may occur within area	In buffer area only
[Prototroctes maraena](#) Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area	In feature area
FROG			
[Litoria spenceri](#) Spotted Tree Frog [25959]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
[Litoria verreauxii alpina](#) Alpine Tree Frog, Verreaux's Alpine Tree Frog [66669]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
MAMMAL			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Burramys parvus			
Mountain Pygmy-possum [267]	Endangered	Species or species habitat likely to occur within area	In feature area
Dasyurus maculatus maculatus (SE mainland population)			
Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat known to occur within area	In feature area
Mastacomys fuscus mordicus			
Broad-toothed Rat (mainland), Tooarrana [87617]	Endangered	Species or species habitat known to occur within area	In feature area
Petauroides volans			
Greater Glider (southern and central) [254]	Endangered	Species or species habitat may occur within area	In buffer area only
Petaurus australis australis			
Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)			
Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Pseudomys fumeus			
Smoky Mouse, Konoom [88]	Endangered	Species or species habitat known to occur within area	In feature area
Pteropus poliocephalus			
Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour may occur within area	In buffer area only
PLANT			
Argyrotegium nitidulum			
Shining Cudweed [82043]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Calotis glandulosa			
Mauve Burr-daisy [7842]	Vulnerable	Species or species habitat may occur within area	In feature area
Colobanthus curtisiae			
Curtis' Colobanth [23961]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat may occur within area	In feature area
Leucochrysum albicans subsp. tricolor Hoary Sunray, Grassland Paper-daisy [89104]	Endangered	Species or species habitat may occur within area	In feature area
Pimelea bracteata [8125]	Critically Endangered	Species or species habitat may occur within area	In feature area
Prasophyllum bagoense Bago Leek-orchid [84276]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
Prasophyllum petilum Tarengo Leek Orchid [55144]	Endangered	Species or species habitat may occur within area	In feature area
Pterostylis oreophila Blue-tongued Orchid, Kiandra Greenhood [22903]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Ranunculus anemoneus Anemone Buttercup [14889]	Vulnerable	Species or species habitat known to occur within area	In feature area
Rytidosperma pumilum Feldmark Grass [66716]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Viola improcera Dwarf Violet [3879]	Endangered	Species or species habitat may occur within area	In feature area
Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat likely to occur within area	In feature area
REPTILE			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Cyclodomorphus praealtus Alpine She-oak Skink [64721]	Endangered	Species or species habitat known to occur within area	In feature area
Liopholis guthega Guthega Skink [83079]	Endangered	Species or species habitat known to occur within area	In feature area
Liopholis montana Mountain Skink [87162]	Endangered	Species or species habitat likely to occur within area	In feature area
Pseudemoia cryodroma Alpine Bog Skink, Alpine Bog-skink [84408]	Endangered	Species or species habitat known to occur within area	In feature area

Listed Migratory Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Migratory Terrestrial Species			
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris acuminata			
Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea			
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calidris melanotos			
Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
Gallinago hardwickii			
Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Other Matters Protected by the EPBC Act

Listed Marine Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos			
Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Apus pacificus			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Bubulcus ibis as Ardea ibis			
Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata			
Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea			
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Calidris melanotos](#) Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
[Gallinago hardwickii](#) Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
[Haliaeetus leucogaster](#) White-bellied Sea-Eagle [943]		Species or species habitat may occur within area	In feature area
[Hirundapus caudacutus](#) White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
[Merops ornatus](#) Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
[Motacilla flava](#) Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area	In feature area
[Myiagra cyanoleuca](#) Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
[Neophema chrysostoma](#) Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
[Rhipidura rufifrons](#) Rufous Fantail [592]		Species or species habitat known to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Rostratula australis as Rostratula benghalensis (sensu lato)			
Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area overfly marine area	In feature area

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
Kosciuszko	National Park	NSW	In feature area

Regional Forest Agreements			[Resource Information]

Note that all areas with completed RFAs have been included. Please see the associated resource information for specific caveats and use limitations associated with RFA boundary information.

RFA Name	State	Buffer Status
Southern RFA	New South Wales	In feature area

EPBC Act Referrals				[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
INDIGO Central Submarine Telecommunications Cable	2017/8127	Not Controlled Action	Completed	In feature area
Not controlled action (particular manner)				
Aerial baiting for wild dog control	2006/2713	Not Controlled Action (Particular Manner)	Post-Approval	In feature area
INDIGO Marine Cable Route Survey (INDIGO)	2017/7996	Not Controlled Action (Particular Manner)	Post-Approval	In feature area

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data are available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

-Office of Environment and Heritage, New South Wales
-Department of Environment and Primary Industries, Victoria
-Department of Primary Industries, Parks, Water and Environment, Tasmania
-Department of Environment, Water and Natural Resources, South Australia
-Department of Land and Resource Management, Northern Territory
-Department of Environmental and Heritage Protection, Queensland
-Department of Parks and Wildlife, Western Australia
-Environment and Planning Directorate, ACT
-Birdlife Australia
-Australian Bird and Bat Banding Scheme
-Australian National Wildlife Collection
-Natural history museums of Australia
-Museum Victoria
-Australian Museum
-South Australian Museum
-Queensland Museum
-Online Zoological Collections of Australian Museums
-Queensland Herbarium
-National Herbarium of NSW
-Royal Botanic Gardens and National Herbarium of Victoria
-Tasmanian Herbarium
-State Herbarium of South Australia
-Northern Territory Herbarium
-Western Australian Herbarium
-Australian National Herbarium, Canberra
-University of New England
-Ocean Biogeographic Information System
-Australian Government, Department of Defence
Forestry Corporation, NSW
-Geoscience Australia
-CSIRO
-Australian Tropical Herbarium, Cairns
-eBird Australia
-Australian Government – Australian Antarctic Data Centre
-Museum and Art Gallery of the Northern Territory
-Australian Government National Environmental Science Program
-Australian Institute of Marine Science
-Reef Life Survey Australia
-American Museum of Natural History
-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania
-Tasmanian Museum and Art Gallery, Hobart, Tasmania
-Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the Contact us page.

Department of Climate Change, Energy, the Environment and Water
GPO Box 3090
Canberra ACT 2601 Australia
+61 2 6274 1111

Appendix C Geotechnical Assessment

Our ref: 7471-R1 Rev2
14 September 2024

assetgeoenviro
Suite 2.06 / 56 Delhi Road
North Ryde NSW 2113
02 9878 6005
assetgeoenviro.com.au

Kosciuszko Thredbo Pty Ltd
1 Friday Drive
Thredbo NSW 2625

Attention: Jocelyn Best

Dear Jocelyn,

Proposed Playground Upgrade, Thredbo Village NSW
Geotechnical Assessment

1. Introduction

This report presents the results of a geotechnical assessment for Proposed Playground Upgrade at Thredbo Village NSW (the Site). The assessment was commissioned by Zac Mckenzie of Kosciuszko Thredbo Pty Ltd. The work was carried out in accordance with the proposal by AssetGeoEnviro (Asset) dated 3 February 2024, reference 7471-P1. This report is updated for the latest development plan comprising the following updated scope.

Playground: The design remains largely the same, with two slides now placed adjacent to each other and minor alignment adjustments. The highest point of the fort is now 1.8 meters, compared to 1.5 meters in previous plans.

Plaza: The grassed plaza area between the skate park and pump track will be paved.

Pump track: The existing pump track (approximately 850 m²) will be demolished and rebuilt in the same location with a slightly larger footprint (approximately 1,000 m²). Bermed features reach up to 1.3 meters in height, and the entire surface will be asphalted. The current emergency access near Thyne Reid Drive will be removed, with a new emergency access and a boulder gravity retaining wall approximately 1 meter high proposed.

Water main upgrade: The water main along the playground will be decommissioned and replaced with a 200mm welded uPVC pipe. The existing valve assembly on the southern section of the connecting main will be removed and replaced with a 1.5 meter section of 100 mm uPVC, connected by two Gibault fittings.

Documents supplied to us for this investigation comprised:

- Concept Plan #4 – Nature Play Space, Thredbo Village Playground, undated, unreferenced (attached).
- Fort Detail Plan, prepared by Edible Kids Gardens, Play space upgrade in Thredbo, June 2024.
- Site Plan and Service Plan, prepared by Thredbo Pty Ltd, Project number: DA 6877 Mod2: Date: 18 June 2024.

- Demolition Plan, prepared by Thredbo Pty Ltd, Thredbo Playground Upgrade, 30 June 2024.
- Cross section Plan, prepared by Thredbo Pty ltd, Water main replacement trench 17 July 2024.
- Structural Plans (preliminary) for A-Frame Log Swing Set, prepared by: Erwin Structural Engineering, unreferenced, undated.

We understand that the project involves redevelopment of the existing playground with upgrade in water mains running within the western part of the Thredbo Village, with some minor excavation planned in the southern part and western part for water main trench. The site appears to be outside the "G" area as per Department of Infrastructure, Planning and Natural Resources "Geotechnical Policy – Kosciuszko Alpine Resorts" and is also expected to be of minor impact.

2. Scope of Work

The objective of the Geotechnical Assessment is to provide information on the surface conditions and likely subsurface conditions, and to provide a Site Classification to AS2870-2011 'Residential Slabs and Footings' and a Form 4 certification with design recommendations.

The following scope of work was carried out to achieve the project objectives:

- A review of existing regional maps and reports relevant to the Site held within our files.
- Visual observations of surface features.
- Engineering assessment and reporting.

This report must be read in conjunction with the attached "Important Information about your Geotechnical Report" in Appendix A. Attention is drawn to the limitations inherent in site investigations and the importance of verifying the subsurface conditions inferred herein.

3. Regional Topography & Site Geology

The regional topography comprises moderately to steeply sloping terrain flanking the north-easterly flowing Thredbo River, with ground slopes over the land flanking the river generally ranging from 10º to 30º and some locally steeper sections, and more gentle slopes over the river shoulders. Numerous drainage depressions and watercourses flow towards the river, with some of the persistent watercourses to the north of the river carved several metres into the underlying granite bedrock. Side slopes to creeks and watercourses are typically steeper at 20 to 35º, and typically include numerous granite boulders and cobbles.

The 1:250,000 Tallangatta Geological Map indicates the site is underlain by Silurian aged intrusive granite.

4. Site Observation

The proposed playground, adjacent plaza and pump track upgrade is understood to occupy virtually the same footprint as the existing (shown in Photos 1, 2, 4,5, and 6).

The ground surface slopes gently to the north-west at about 5º reducing to less than about 3º. Existing development for the playground area includes various playground equipment and ground surfacing with mulch, flanked by grassed area within a fenced enclosure. A large granite boulder is located in the north-

eastern part and is to remain as part of the development. Car parking areas are located to the north and west of the playground. Friday Drive is located to the north. Large gum trees are located to the east and south.

The existing plaza is located north of the pump track and primarily consists of landscaped grass, with a restroom to the south and seating benches to the east and west. A utilities distribution board and a rubbish bin are also present in the area.

The pump track is situated east of the existing playground, bordered by the village green to the west, an emergency access path to the south, a walking track to the east, and the plaza to the north. It features an undulating surface forming a wavy path, with some rock boulders observed around its perimeter.

The existing water main is located north of Thyne Reid Drive, on the flat surface of the village green. To the west of the water main, there is a play court. The emergency exit is situated south of the pump track, connected to Thyne Reid Drive, and is paved with asphalt.

There are no major structures located in the vicinity of the development.

It is possible that historic development of the site has involved some filling, more likely within the southern part of the site where the slightly steeper slope is observed, which flanks the level grassed field.

5. Discussions and Recommendations

The proposed work involves minor excavation, about 1m deep in the southern part of the site for the water main and valve assembly trenches. The water main trench will be approximately 0.6m x 1.0m, while the valve assembly trench will be 2m x 2.5m x 1.5m deep, with a total disturbance area of approximately 31m^2. Additionally, minor excavation and shallow pile holes up to about 1m depth for the playground equipment footings are anticipated. Filling of up to about 1.3m depth is anticipated.

The proposed works will have 'minimal or no geotechnical impact' on the site, based on the generally relatively shallow depths of excavation required, and the lack of obvious signs of hillside instability observed or expected. We therefore consider that a geotechnical report prepared in accordance with the Geotechnical Policy for Kosciuszko Alpine Resorts (2003) is not required. A completed Form 4 – Minimal Impact Certification is attached to this report.

The following recommendations are provided for the development:

- Based on our site observations, we expect that due to likely previous site disturbance, the site is Class 'P', in accordance with AS2870-2011 'Residential slabs and footings'.
- Excavation is anticipated to be predominantly within soils of variable nature including fill and possibly completely weathered granite and cobbles and boulders. Excavation could be achieved by suitably sized excavator.
- Temporary excavation up to about 1m depth may be cut vertical in clayey soils, and nominally 1H:1V in sands and gravels. Deeper temporary excavations up to about 2.5m depth should be benched / battered at no steeper than 1.5H:1V.
- Permanent excavations should be formed no steeper than 2H:1V and should be provided with erosion protection.

- Filling should be placed in horizontal layers over prepared subgrade and compact as per Table 1. We consider the pump track as the pavement structure as no structural component is planned over it and entire surface is proposed to be asphalted.

Table 1 – Compaction Specifications

Parameter	Cohesive Fill	Non-Cohesive Fill
Fill layer thickness (loose measurement): • Within 1.5m of the rear of retaining walls • Elsewhere	 0.2m 0.3m	 0.2m 0.3m
Density: • Beneath Pavements • Beneath Structures • Upper 150mm of subgrade	 ≥ 95% Std ≥ 98% Std ≥ 100% Std	 ≥ 70% ID ≥ 80% ID ≥ 80% ID
Moisture content during compaction	± 2% of optimum	Moist but not wet

- Subgrade for earthworks, pavements, slab-on-ground construction, and minor structures should be prepared as follows:
    - Strip existing fill and topsoil. Remove unsuitable materials from the Site (e.g., material containing deleterious matter). Stockpile remainder for re-use as landscaping material or remove from site.
    - Excavate soils to design subgrade level, stockpiling for re-use as engineered fill or remove to spoil.
    - Compact the upper 150mm depth to a dry density ratio (AS1289.5.4.1–2007) not less than 100% Standard.
    - Areas which show visible heave under compaction equipment should be over-excavated a further 0.3m and replaced with approved fill compacted to a dry density ratio not less than 100%.
- The supplied plans indicate that poles for footings for playground equipment need to be socketed into soils with an allowable bearing capacity of at least 100kPa. This would be satisfied if the soils comprise stiff or better clays or medium dense or better granular soils. Further advice must be sought if poorer quality soils are encountered, or if the required socket cannot be achieved due to refusal of excavation equipment.

6. Limitations

In addition to the limitations inherent in site investigations (refer to the attached Information Sheets), it must be pointed out that the recommendations in this report are based on assessed subsurface conditions from limited observations.

This report and details for the proposed development should be submitted to relevant regulatory authorities that have an interest in the property (e.g. Department of Planning) or are responsible for services that may be within or adjacent to the site for their review.

Asset accepts no liability where our recommendations are not followed or are only partially followed. The document “Important Information about your Geotechnical Report” in Appendix A provides additional information about the uses and limitations of this report.

Please do not hesitate to contact the undersigned if you have any questions regarding this report or if you require further assistance.

For and on behalf of
AssetGeoEnviro

Mark Bartel

Mark Bartel

BE, MEngSc, GMQ, CPEng, RPEQ/NER(Civil), DEP/PRE (NSW)
Managing Director | Senior Principal Geotechnical Engineer

Encl: Photos
Important Information about your Geotechnical Report
Supplied Plans
Department of Planning & Environment Form 4

Document Control

Distribution Register

Copy	Media	Recipient	Location
1	Secure PDF	Jocelyn Best	Kosciuszko Thredbo Pty Ltd
2	Secure PDF	Mark Bartel	Asset Geotechnical Engineering

Document Status

Rev	Revision Details	Date	Author	Reviewer	Approver
0	Initial issue	28 March 2024	MAB		MAB
1	Updated scope	13 August 2024	AM	MAB	MAB
2	Comment addressed	14 September 2024	AM	MAB	MAB

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02 9878 6005
assetgeoenviro.com.au

ISO 9001:2015
ISO 14001:2015
ISO 45001:2018 AS/NZS 4801:2001

Site Photos

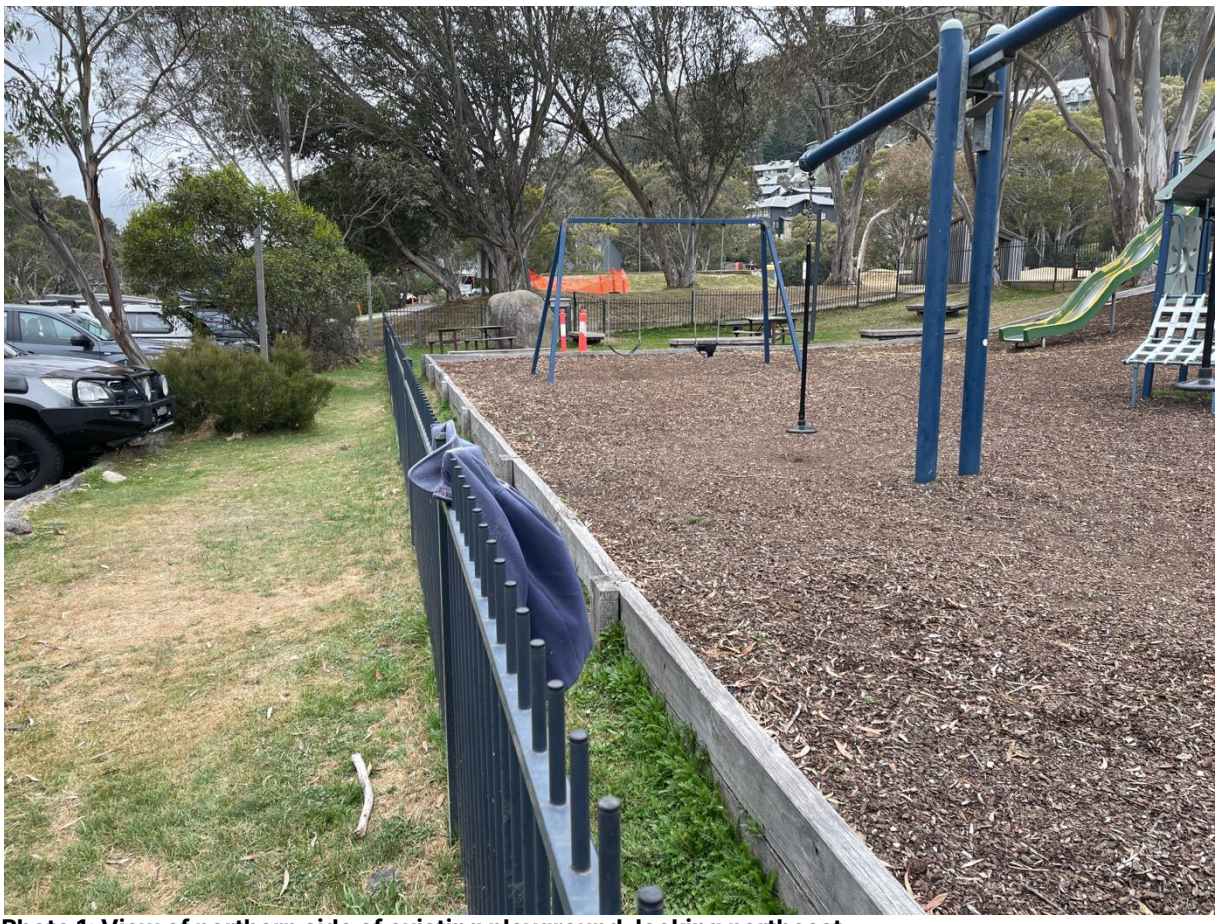


Photo 1: View of northern side of existing playground, looking northeast.

Photo 2: View of existing playground, looking southeast.

Photo 3: View of existing playground, looking south.

Photo 4: Existing Plaza Area, looking south. Source: Kosciuszko Thredbo Pty Ltd.

Photo 5: Existing Pump track Area, looking west. Source: Kosciuszko Thredbo Pty Ltd.

Photo 6: Existing Water Main and Emergency access area, looking east. Source: Kosciuszko Thredbo Pty Ltd.

Important Information about your Geotechnical Report

Scope of Services

The geotechnical report ("the report") has been prepared in accordance with the scope of services as set out in the contract, or as otherwise agreed, between the Client and Asset Geotechnical Engineering Pty Ltd ("Asset"), for the specific site investigated. The scope of work may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints.

The report should not be used if there have been changes to the project, without first consulting with Asset to assess if the report's recommendations are still valid. Asset does not accept responsibility for problems that occur due to project changes if they are not consulted.

Reliance on Data

Asset has relied on data provided by the Client and other individuals and organizations, to prepare the report. Such data may include surveys, analyses, designs, maps, and plans. Asset has not verified the accuracy or completeness of the data except as stated in the report. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations ("conclusions") are based in whole or part on the data, Asset will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented, or otherwise not fully disclosed to Asset.

Geotechnical Engineering

Geotechnical engineering is based extensively on judgment and opinion. It is far less exact than other engineering disciplines. Geotechnical engineering reports are prepared for a specific client, for a specific project and to meet specific needs, and may not be adequate for other clients or other purposes (e.g., a report prepared for a consulting civil engineer may not be adequate for a construction contractor). The report should not be used for other than its intended purpose without seeking additional geotechnical advice. Also, unless further geotechnical advice is obtained, the report cannot be used where the nature and/or details of the proposed development are changed.

Limitations of Site Investigation

The investigation program undertaken is a professional estimate of the scope of investigation required to provide a general profile of subsurface conditions. The data derived from the site investigation program and subsequent laboratory testing are extrapolated across the site to form an inferred geological model, and an engineering opinion is rendered about overall subsurface conditions and their likely behavior regarding the proposed development. Despite investigation, the actual conditions at the site might differ from those inferred to exist, since no subsurface exploration program, no matter how comprehensive, can reveal all subsurface details and anomalies.

The engineering logs are the subjective interpretation of subsurface conditions at a particular location and time, made by trained personnel. The actual interface between materials may be more gradual or abrupt than a report indicates.

Therefore, the recommendations in the report can only be regarded as preliminary. Asset should be retained during the project implementation to assess if the report's recommendations are valid and whether changes should be considered as the project proceeds.

Subsurface Conditions are Time Dependent

Subsurface conditions can be modified by changing natural forces or man-made influences. The report is based on conditions that existed at the time of subsurface exploration. Construction operations adjacent to the site, and natural events such as floods, or ground water fluctuations, may also affect subsurface conditions, and thus the continuing adequacy of a geotechnical report. Asset should be kept appraised of any such events and should be consulted to determine if any additional tests are necessary.

Verification of Site Conditions

Where ground conditions encountered at the site differ significantly from those anticipated in the report, either due to natural variability of subsurface conditions or construction activities, it is a condition of the report that Asset be notified of any variations and be provided with an opportunity to review the recommendations of this report. Recognition of change of soil and rock conditions requires experience, and it is recommended that a suitably experienced geotechnical engineer be engaged to visit the site with sufficient frequency to detect if conditions have changed significantly.

Reproduction of Reports

 Where information from the accompanying report is to be included in contract documents or engineering specification for the project, the entire report should be included to minimize the likelihood of misinterpretation from logs.

Report for Benefit of Client

The report has been prepared for the benefit of the Client and no other party. Asset assumes no responsibility and will not be liable to any other person or organization for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organization arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of Asset or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

Data Must Not Be Separated from The Report

The report presents the site assessment and must not be copied in part or altered in any way.

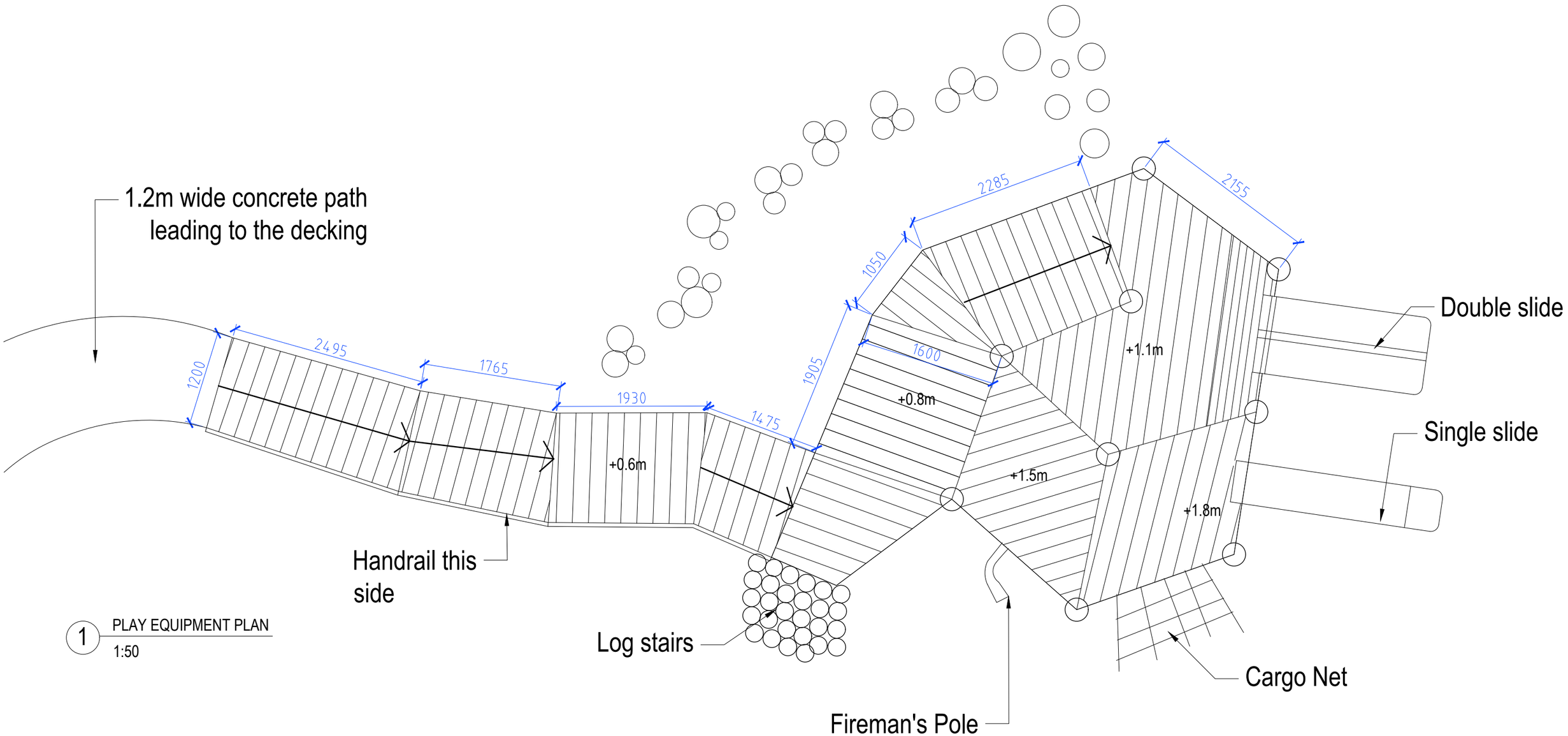
Logs, figures, drawings, test results etc. included in our reports are developed by professionals based on their interpretation of field logs (assembled by field personnel) and laboratory evaluation of field samples. These data should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

Report Recommendations not Followed

Where the recommendations of the report are not followed or are only partially followed, there may be significant implications for the project (e.g., commercial loss, property loss or damage, personal injury, or loss of life). Consult Asset if you are not intending to follow all the report recommendations, to assess what the implications could be. Asset does not accept responsibility where the report recommendations have not been followed or have only been partially followed.

Other Limitations

Asset will not be liable to update or revise the report to consider any events or emergent circumstances or fact occurring or becoming apparent after the date of the report.



1 PLAY EQUIPMENT PLAN
1:50

Edible Kids Gardens
1 Forest Lane, Bowral, NSW
ABN 95606307046

Stephen Webb, Landscape Architect
Phone 0401 534 476

Project Name:
Playspace Upgrade in Thredbo

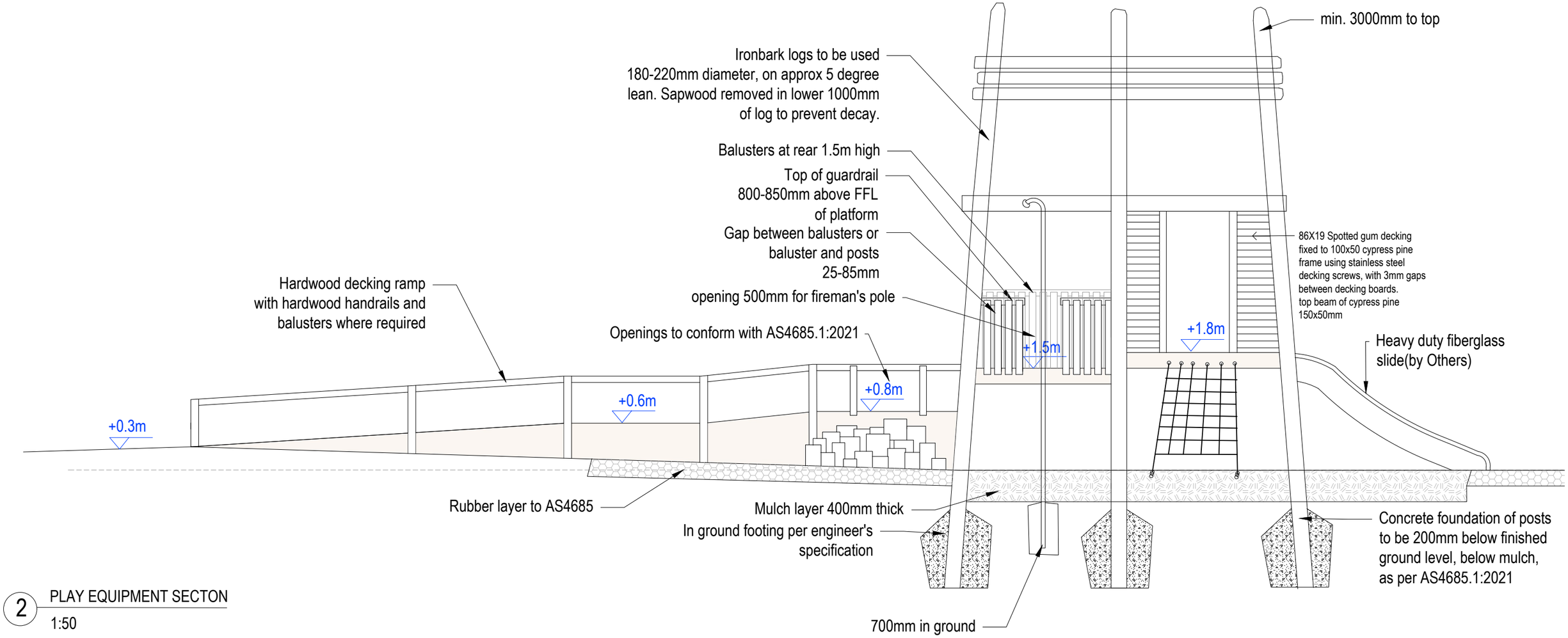
Drawing Title: Accessible Play Tower Documentation

Date: June 2024

Version: 2

Scale: 1:50

Sheet No: 1 of 3



2 PLAY EQUIPMENT SECTON

1:50

Edible Kids Gardens
1 Forest Lane, Bowral, NSW
ABN 95606307046

Stephen Webb, Landscape Architect
Phone 0401 534 476

Project Name:
Playspace Upgrade in Thredbo

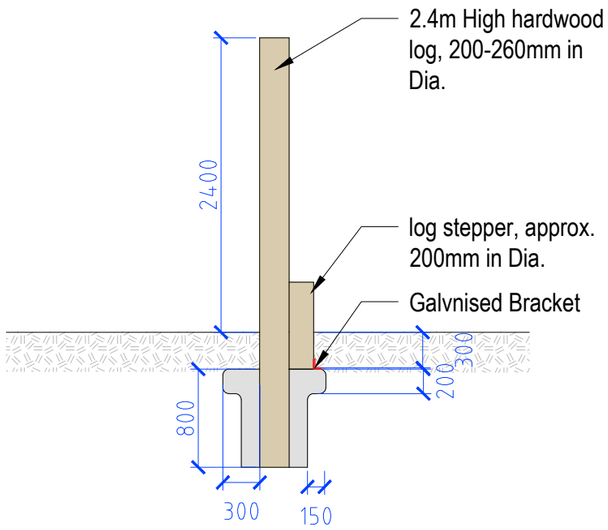
Drawing Title: Accessible Play Tower Documentation

Date: June 2024

Version: 2

Scale: 1:50

Sheet No: 2 of 3



1 LOG SLALOM DETAIL

1:50

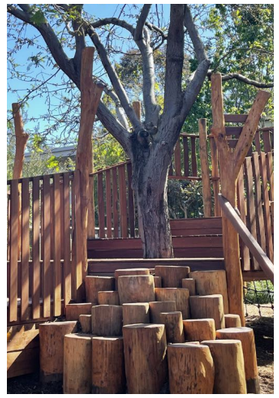
Edible Kids Gardens 1 Forest Lane, Bowral, NSW ABN 95606307046 Stephen Webb, Landscape Architect Phone 0401 534 476	**Project Name:** Drawing detail - log slalom	**Drawing Title:** Detail	**Date:** June 2024
		Version: 1 / **Scale:** 1:50	**Sheet No:** 3 of 3

CONCEPT PLAN #4

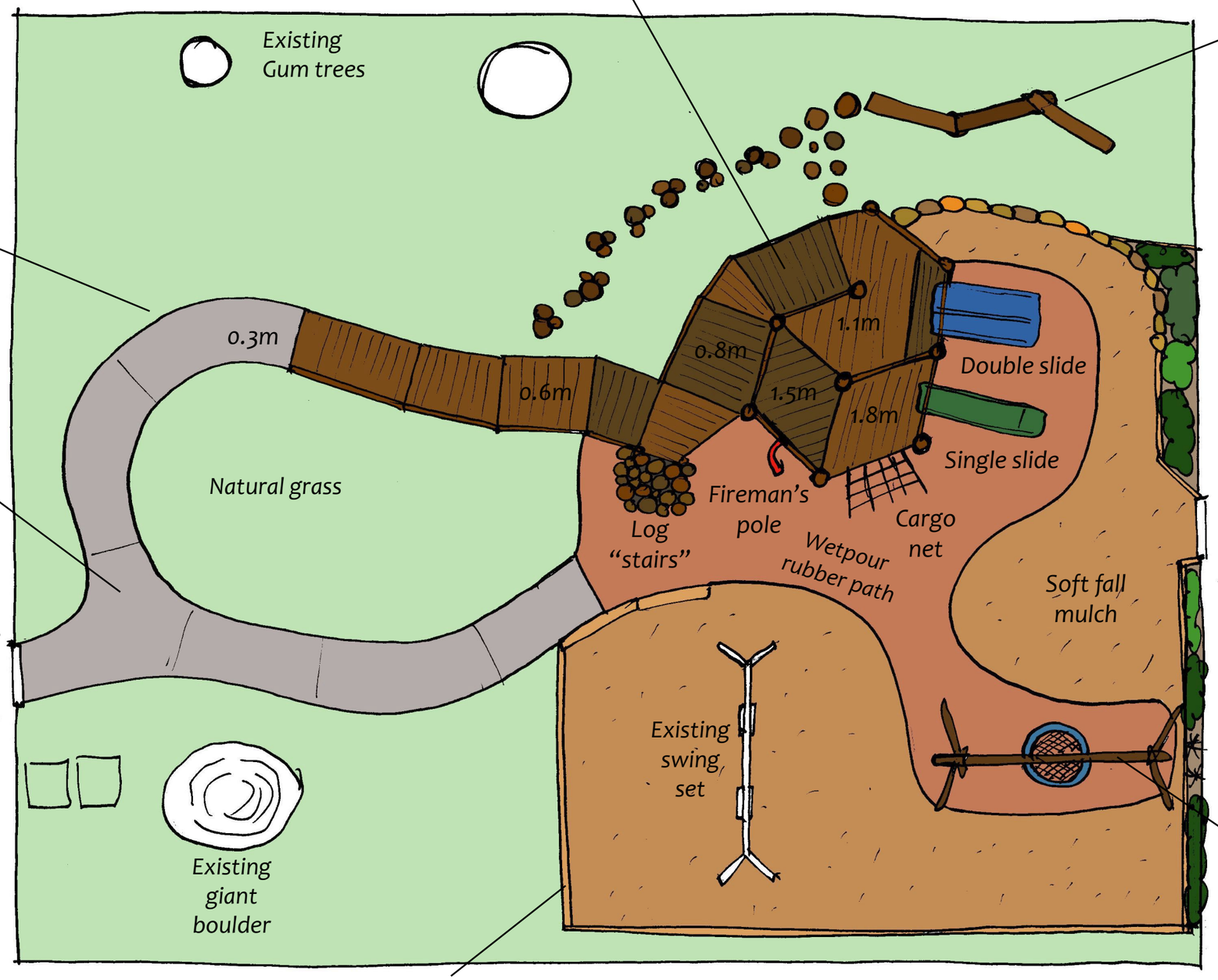
Nature Play Space

Thredbo Village Playground

Wheelchair accessible "tree house" fort with connected platforms, slides (1.2m and 1.8m high), cargo climbing net, log "stairs" and fireman's pole



Overlapping logs & log slalom as balancing challenge in area of natural lawn



Edible Kids Gardens

1:100 at A3

NOT FOR CONSTRUCTION

Basket swing set with impact rubber/ wetpour rubber and soft fall mulch

Scale: 1:592

0 2.5 5 10 15 20 25

Meters

Map Projection: Universal Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 55

N

THREDBO

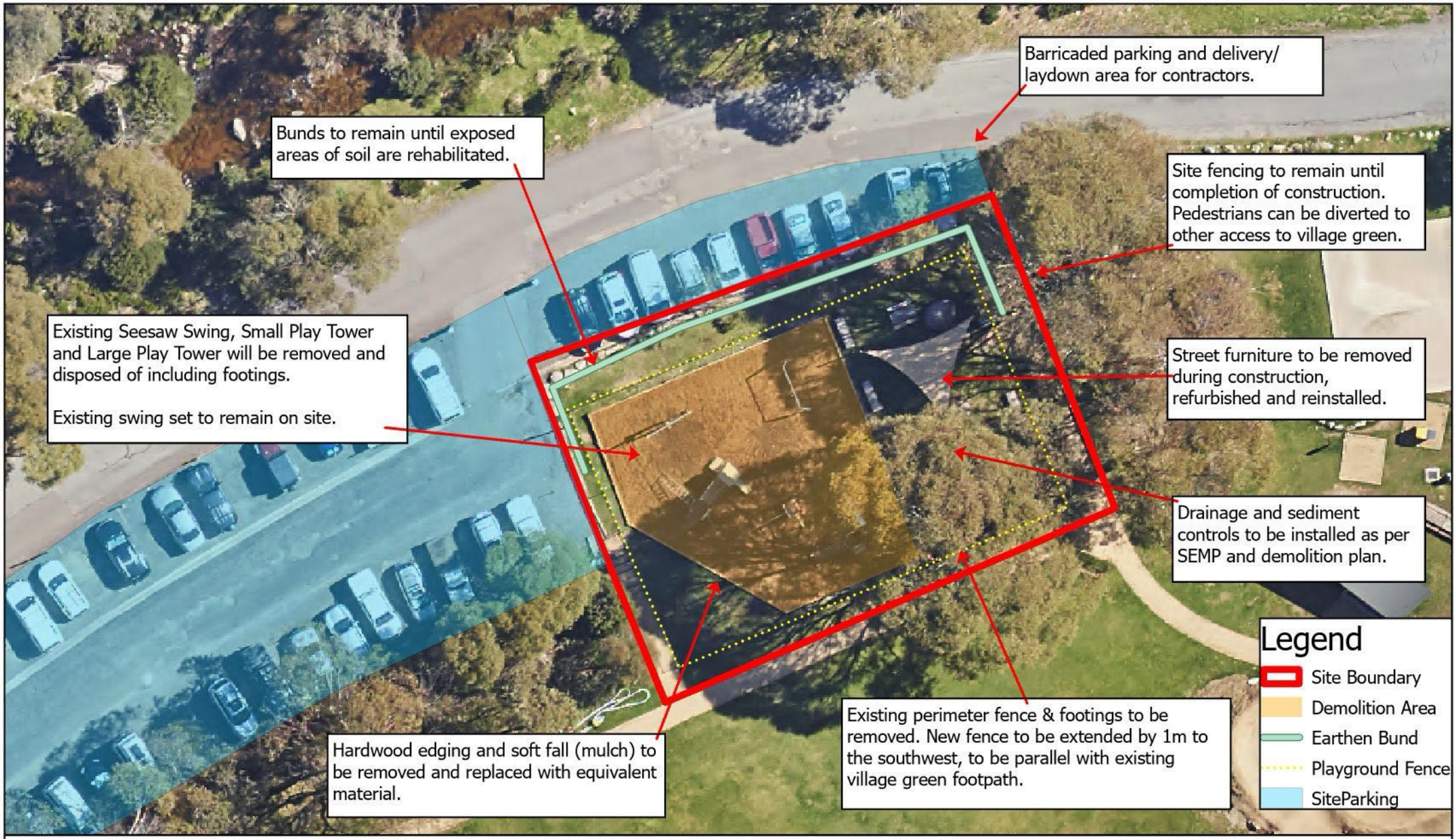
Site Plan

Project: DA 6877 MOD 2

Revision: B

Date: 18/07/2024

Produced By: JB



Scale: 1:350

0 5 10 20 Meters

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

N

THREDBO

Site Demolition Plan

Project: Thredbo Playground Upgrade

Revision: 0

Date: 30/06/2024

Produced By: ZM

Legend

1 Wheelchair accessible “tree house” fort
with connected platforms, slides (1.2m and 1.8m high), cargo climbing net, log “stairs” and fireman’s pole

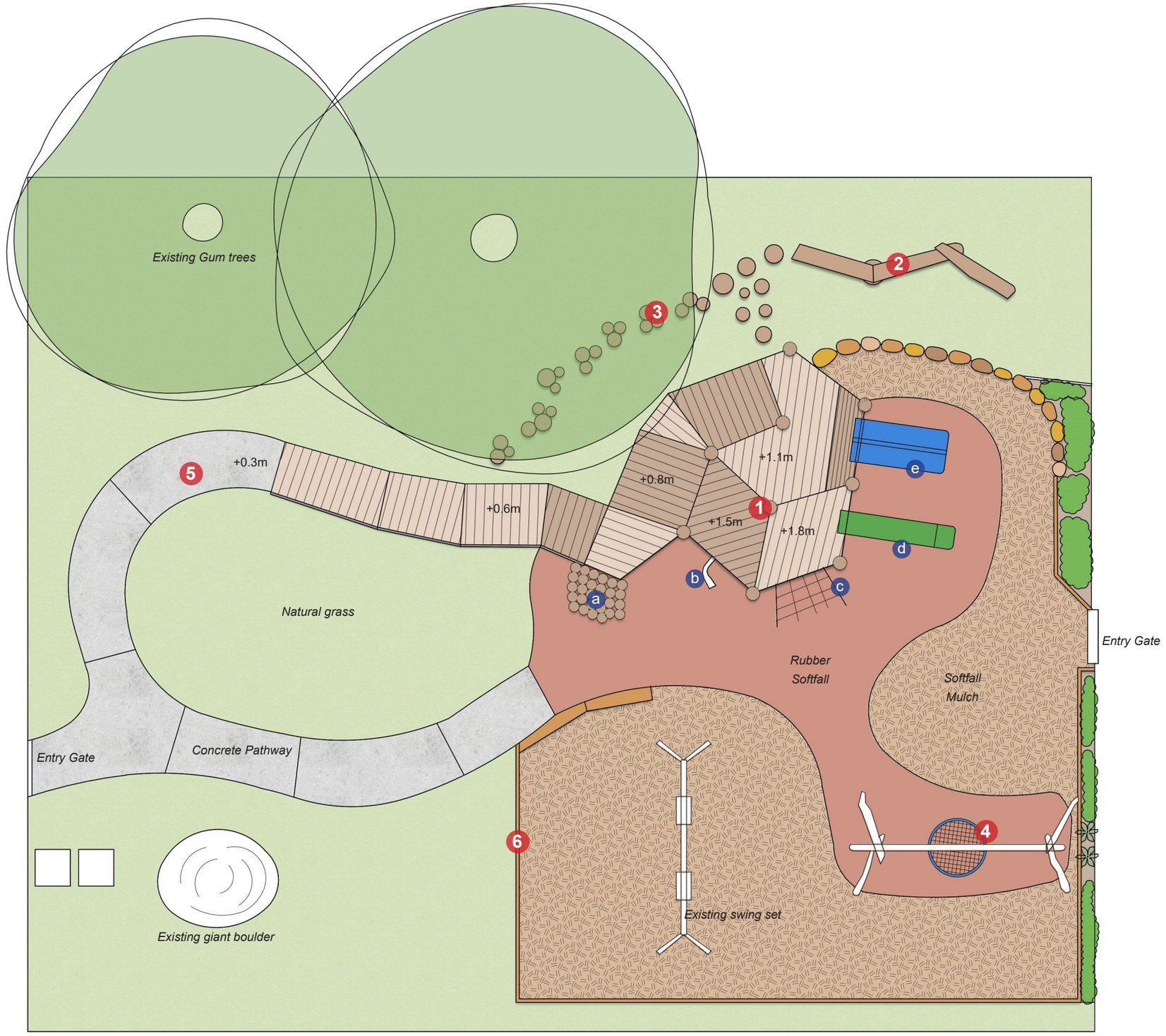
- a Log ‘stairs’
- b Fireman’s pole
- c Cargo Net
- d Single Slide
- e Double Slide

2 3 Overlapping logs & log slalom
as balancing challenge in area of natural lawn

4 Basket swing set
with impact rubber/wetpour rubber and soft fall mulch

5 Ramped pathway of concrete and/ or rigid steel mesh

6 New sleeper retaining wall



Edible Kids Gardens 1 Forest Lane, Bowral, NSW 2576 ABN 95606307046 Stephen Webb, Landscape Architect Phone 0401 534 476	**Project Name** Nature Play Playground Design in Thredbo		**Address** Thredbo Village playground
	Drawing Title: Concept Plan	**Scale:** 1:100 @ A3	**Date:** 6.2024 — **Page:** 1/1 page

Scale: 1:592

0 2.5 5 10 15 20 25

Meters

Map Projection: Universal Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 55

N

THREDBO

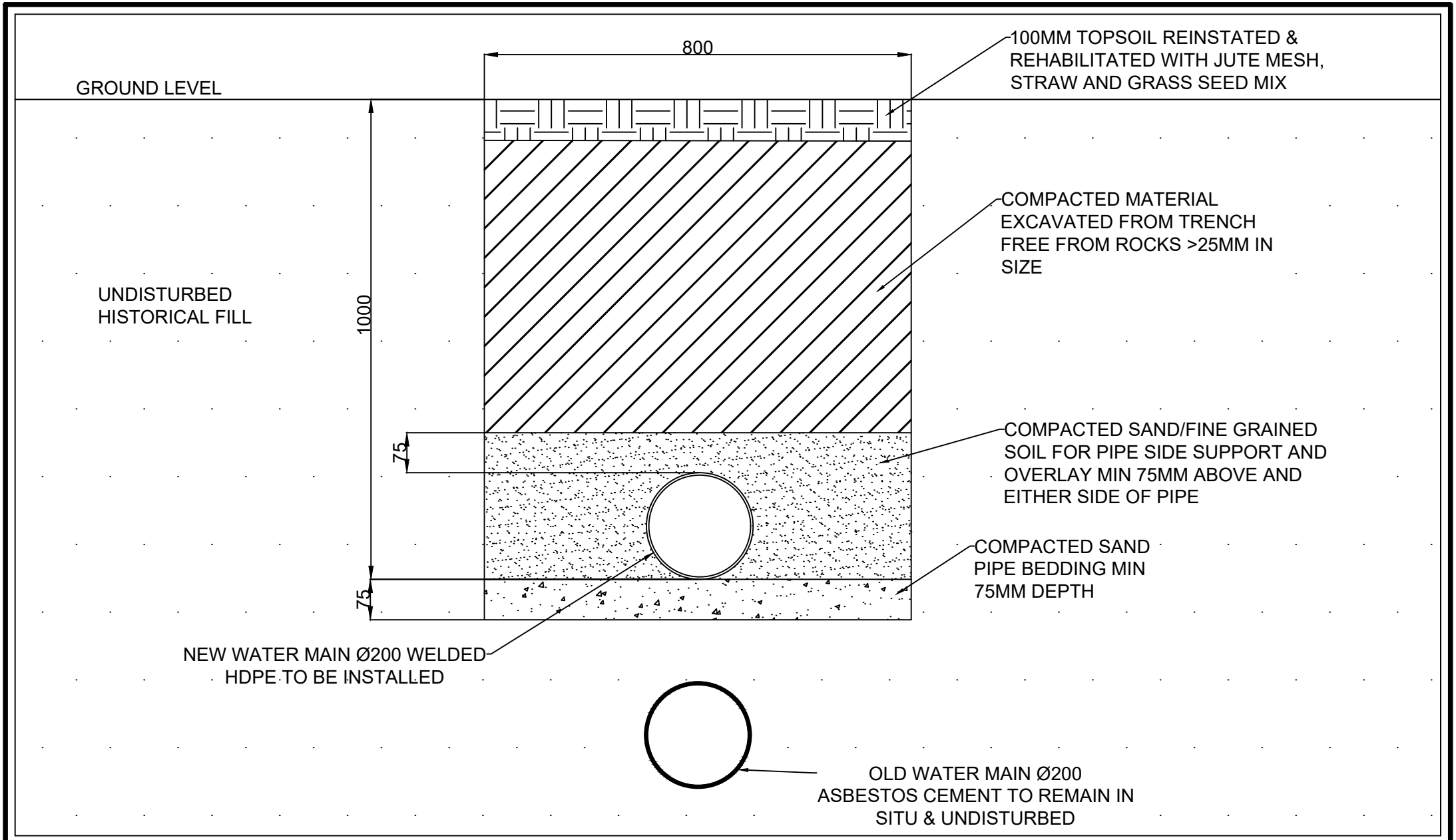
Services Plan

Project: DA 6877 MOD 2

Revision: B

Date: 18/07/2024

Produced By: JB



NOTES

1. Backfill and pipe bedding material, compaction and depth will meet AS/NZS 3500.1 Plumbing and Drainage - Water Services
2. Old AC Pipe will remain in situ and undisturbed underneath the new water main installation directly above.

DRAWING

Water Main Replacement Trench Cross Section

PROJECT

DA6877 MOD 2

THREDBO

REV	DATE	DESCRIPTION
0	12/07/24	Original for DA

DESIGNED BY K. O'Sullivan	CHECKED BY E. Diver
SCALE NTS	FILE NAME DA6877 MOD 2 Water Main Cross Section.dwg
SHEET 1/1	

Form 4 – Minimal Impact Certification

DA Number: _____

This form may be used where minor construction works which present minimal or no geotechnical impact on the site or related land are proposed to be erected within the "G" line area of the geotechnical maps.

A geotechnical engineer or engineering geologist must inspect the site and/or review the proposed development documentation to determine if the proposed development requires a geotechnical report to be prepared to accompany the development application. Where the geotechnical engineer determines that such a report is not required then they must complete this form and attach design recommendations where required. A copy of Form 4 with design recommendation, if required, must be submitted with the development application.

Please contact the Alpine Resorts Team in Jindabyne for further information - phone 02 6456 1733.

To complete this form, please place a cross in the appropriate boxes ☐ and complete all sections.

1. Declaration made by geotechnical engineer or engineering geologist in relation to a nil or minimal geotechnical impact assessment and site classification

I,

Mr [x] Ms [ ] Mrs [ ] Dr [ ] Other [ ]

First Name	Family Name
Mark	Bartel

OF

Company/organisation

Asset Geotechnical Engineering Pty Ltd (trading as AssetGeoEnviro)

certify that I am a geotechnical engineer /engineering geologist as defined by the "Policy" and I have inspected the site and reviewed the proposed development known as

Proposed Playground Upgrade, Thredbo Village NSW

As a result of my site inspection and review of the following documentation

(List of documentation reviewed)

Concept Plan #4 – Nature Play Space, Thredbo Village Playground, undated, unreferenced.

Accessible Play Tower Documentation, by Edible Kids Gardens, Version 2, June 2024, 3 sheets

Nature Play Playground Design, Concept Design by Edible Kids Gardens, June 2024

Site Plan by Kosciuszko Thredbo Pty Ltd, DA 6877 MOD 2, Rev B, dated 18/07/2024

Site Demolition Plan by Kosciuszko Thredbo Pty Ltd, Thredbo Playground Upgrade, Rev 0, dated 30/6/2024

Services Plan by Kosciuszko Thredbo Pty Ltd, DA 6877 MOD 2, Rev B, dated 18/07/2024

Water Main Replacement Trench Cross Section by Kosciuszko Thredbo Pty Ltd, DA 6877 MOD 2, Rev 0, dated 12/07/2024

I have determined that;

- ☒ the current load-bearing capacity of the existing building will not be exceeded or adversely impacted by the proposed development, and
- ☒ 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 for the adequate and safe design of the structural elements to be incorporated into the new works, and
- ☒ in accordance with AS 2870.1 Residential Slabs and Footings, the site is to be classified as a type

(insert classification type)

Class P

- ☒ I have attached design recommendations to be incorporated in the structural design in accordance with this site classification.

I am aware that this declaration shall be used by the Department as an essential component in granting development consent for a structure to be erected within the "G" line area (as identified on the geotechnical maps) of Kosciuszko Alpine Resorts without requiring the submission of a geotechnical report in support of the development application.

2. Signatures

Signature

Mark Bartel

Chartered professional status

CPEng 35641 NER (Civil)

Name

Mark Bartel

Date

14 September 2024

3. Contact details

Alpine Resorts Team
Shop 5A, 19 Snowy River Avenue
P O Box 36, JINDABYNE NSW 2627
Telephone: 02 6456 1733
Facsimile: 02 6456 1736
Email: alpineresorts@planning.nsw.gov.au