



Village Green Enhancements, Thredbo Village Modification 2

Modification Application Assessment (MOD 24/14675 (DA 6877 MOD 2))

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Cover image: *Main Range, Kosciuszko National Park (Source: Alpine Resorts Team)*

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Glossary

Abbreviation	Definition
BC Act	<i>Biodiversity Conservation Act 2016</i>
BC Regulation	<i>Biodiversity Conservation Regulation 2017</i>
BCA	Building Code of Australia
BVM	Biodiversity Values Map
Consent	Development Consent
CPP	Community Participation Plan
Department	Department of Planning Housing and Infrastructure
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation 2021	<i>Environmental Planning and Assessment Regulation 2021</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
KNP	Kosciuszko National Park
Minister	Minister for Planning and Public Spaces
NCC	National Construction Code
NPWS	National Parks and Wildlife Service
Planning Secretary	Secretary of the Department of Planning Housing and Infrastructure
RFS	NSW Rural Fire Service
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy

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1. Introduction

This report provides the NSW Department of Planning Housing and Infrastructure's (the Department's) assessment of an application to modify the development consent for the Village Green Enhancements (DA 6877 MOD 2).

The approved Village Green Enhancements under DA 6877 included the construction of new recreation facilities, including two tennis courts, a skate park, relocation of the existing pump track, construction of an amenities block, and associated works at the Village Green, Thredbo in the Kosciuszko National Park (KNP) (**Figure 1**).

The application has been lodged by Kosciuszko Thredbo Pty Ltd (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Minister for Planning is the consent authority for development within a ski resort in KNP and the proposal is permissible with consent under the provisions of *State Environmental Planning Policy (Precincts – Regional) 2021* (the Precincts – Regional SEPP).



Figure 1 | Location of the site in the context of Thredbo Alpine Village (source: NSW Planning Portal Spatial Viewer, with annotations)

1.1. Site Description

The site is located on Lot 867 DP 1243112. The Village Green site is located on the western end of Thredbo Village. The site has an area of approximately 8,000m² and is bound by Friday Drive to the north and west, Thyne Reid Drive to the south and duck ponds to the east and west. The site is adjacent to an existing parking area off Friday Drive, with tourist accommodation lodges of differing heights to the south and Valley Terminal to the north across Thredbo River.

1.2. Approval History

On 1 June 2015, the Team Leader of the Alpine Resorts Team. As delegate of the Minister for Planning granted development consent for the redevelopment of the Village Green (DA 6877). The development consent for DA 6877 approved the following works:

- construction of two tennis courts, lighting and screen fencing at the western end
- 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
- installation of new paths, tables, benches and landscaping.

On 21 September 2016, the Team Leader of the Alpine Resorts Team, as delegate of the Minister for Planning, granted consent to Modification Application (MOD 7732 (DA 6877 MOD 1)) for the following:

- relocation of the amenities block by 10 metres to the southeast
- location of the skate park by 5 metres to the east
- relocation of the playground as a result of the relocated amenities block and skate park.

2. Proposed Modifications

The Applicant seeks to amend the existing approval as follows:

The Applicant seeks approval to modify the existing consent for MOD 7732 (DA 6877 MOD 1) to enhance several components within the Village Green and connecting playground.

The proposed modifications are summarised below:

- demolition of the existing playground, and the construction of a new 'like for like replacement' playground with new fencing design and footprint location.
- replacing the existing grassed plaza area with resurfaced concrete and incorporating slope lines. The shallow levelling is designed to equip the plaza area with sufficient stormwater drainage and connection to watermain infrastructure.
- demolition of the existing pump track and construction of a new, larger pump track paved with asphalt. The current emergency access track will be removed, and a new emergency access track will be installed southwest of the existing emergency access track along Thyne Reid Drive.
- modify the water main infrastructure by decommissioning the existing watermain pipeline, and installing an upgraded pipeline, situated 800mm above the existing pipeline. The upgraded watermain pipeline would include associated paving and ancillary works.

The proposed modifications for this project can be identified in **Figure 2**.

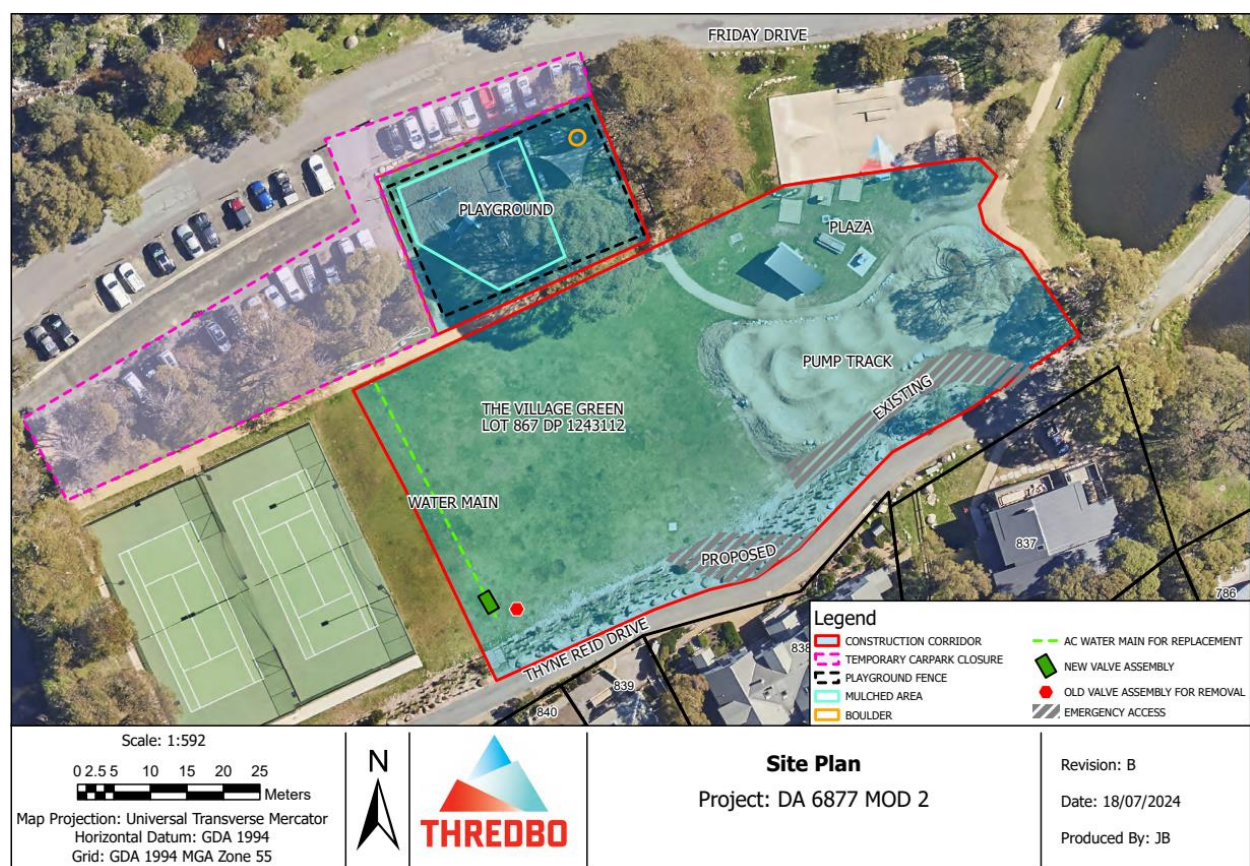


Figure 2 | Site Plan. Project: Thredbo Playground Upgrade (source: Statement of Environmental Effects [SEE])

2.1. Playground Upgrade

The Applicant proposes to replace an existing playground located on the norther boundary of the Village Green (**Figure 2**). The Applicant notes that the new playground would support the longevity of the Village Green by modernising the existing infrastructure to ensure its longevity and improve user experience.

The new playground will be comprised of modern play equipment and associated infrastructure, containing a wheelchair accessible hardwood 'tree house' fort, impact rubber grounding and Softfall mulch, a basket swing set, overlapping logs and log slalom play equipment, a concrete pathway and a new sleeper retaining wall.

Additional works are proposed to support the new playground including:

- demolition of the existing playground structure (**Figure 5**)
- minor excavation and filling of concrete footings to support the new structure
- installation of subsoil drainage to connect into the existing stormwater network
- replacement of the existing fencing and footings
- fence footprint extension of 1m South to avoid tree encroachment
- rehabilitation work
- minor excavation and associated landscaping to level the site where required

The proposed playground modifications can be identified in **Figure 3** and **Figure 4**.

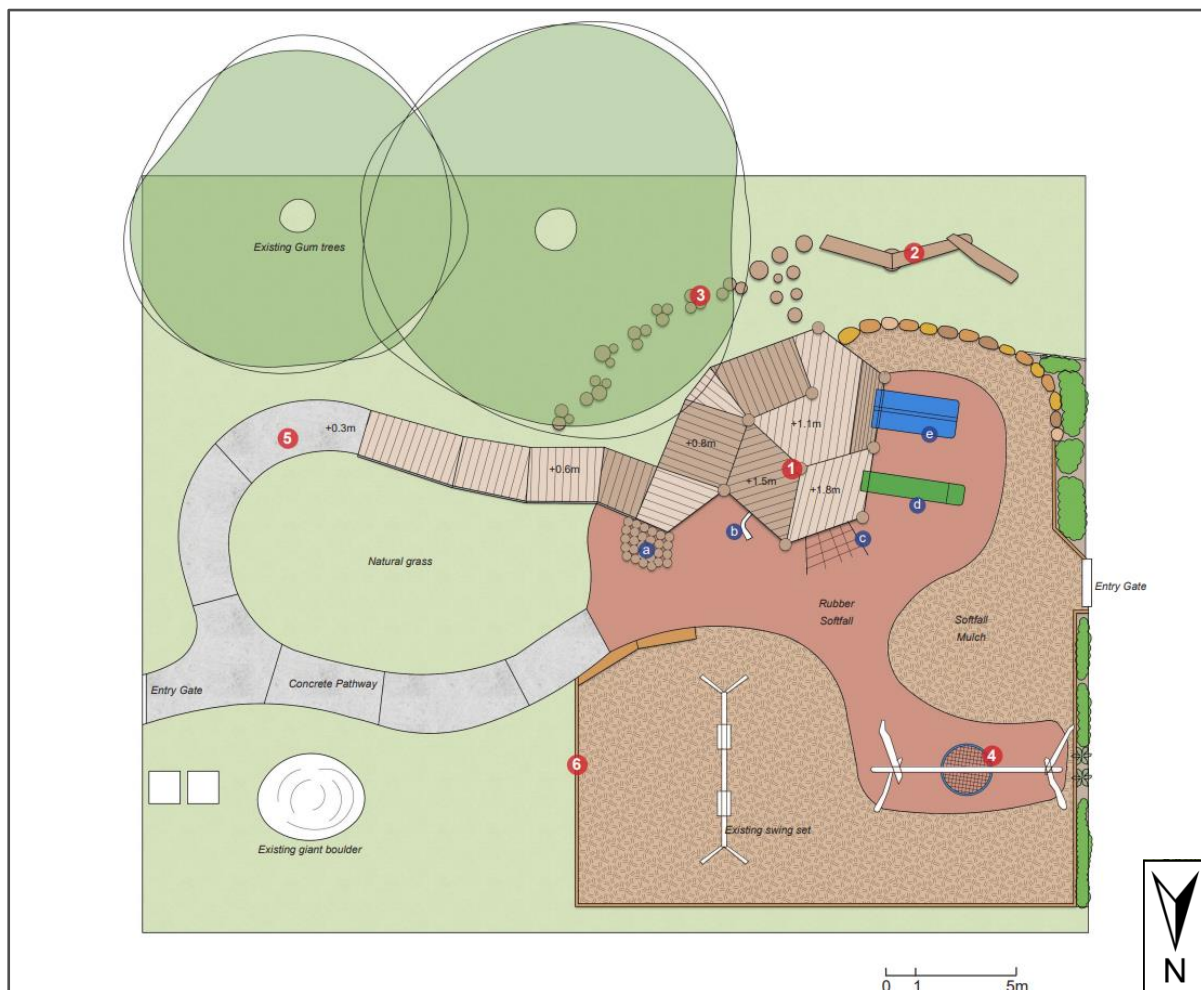


Figure 3 | Proposed Nature Play Playground Design (Source: Applicant's documentation)

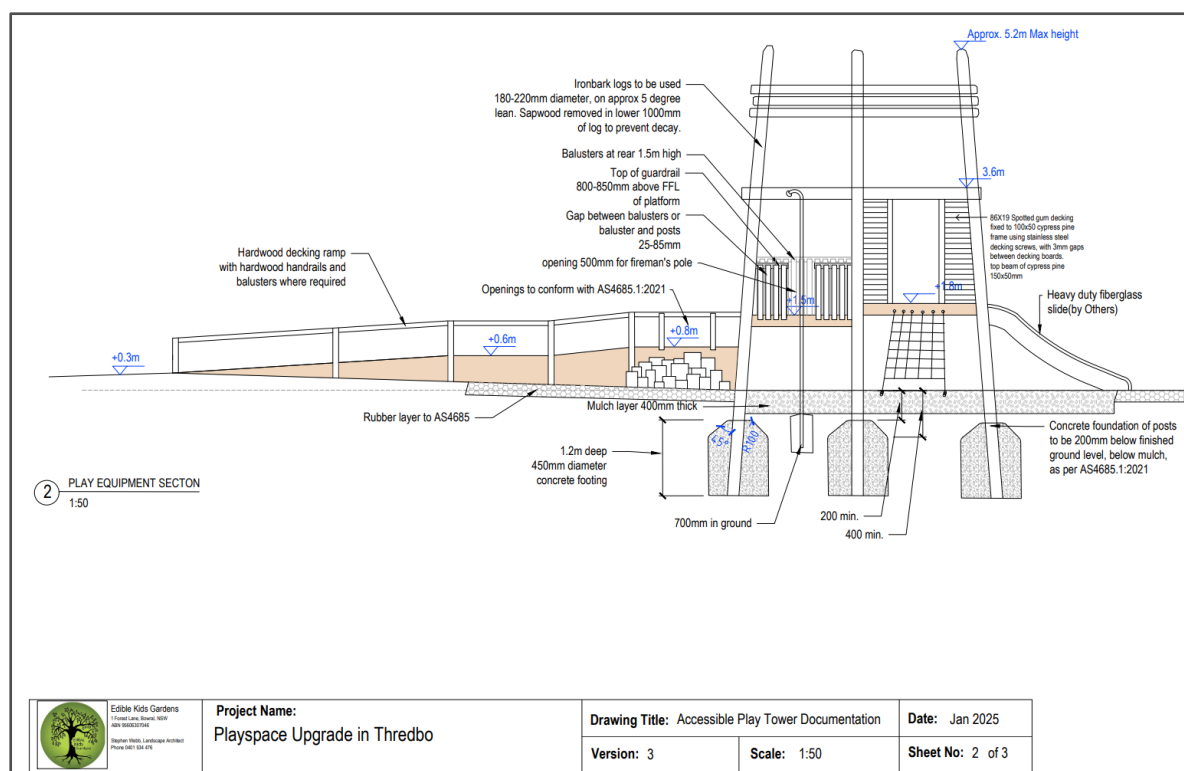


Figure 4 | Proposed Nature Play Playground Design (Source: Applicant's documentation)



Figure 5 | Existing Playground (Source: Statement of Environmental Effects)

2.2. Plaza Paving

The applicant proposes to convert approximately 438m² of the existing grassed plaza area to charcoaled coloured concrete, incorporating shallow levelling and multiple slope lines with a minimum 1:100 fall, converging at the centre of the proposed area to allow sufficient drainage control measures. Two (2) stormwater inlet points are incorporated within the design connecting the water runoff to stormwater infrastructure, which are distributed into the Village Green Pond to the West of the plaza. Works include (but are not limited to):

- site preparation, including excavation and compaction of ground to level off site
- preparation of sub-grade to create foundation for pavement
- lay pavers, including setting site rehabilitation as required.

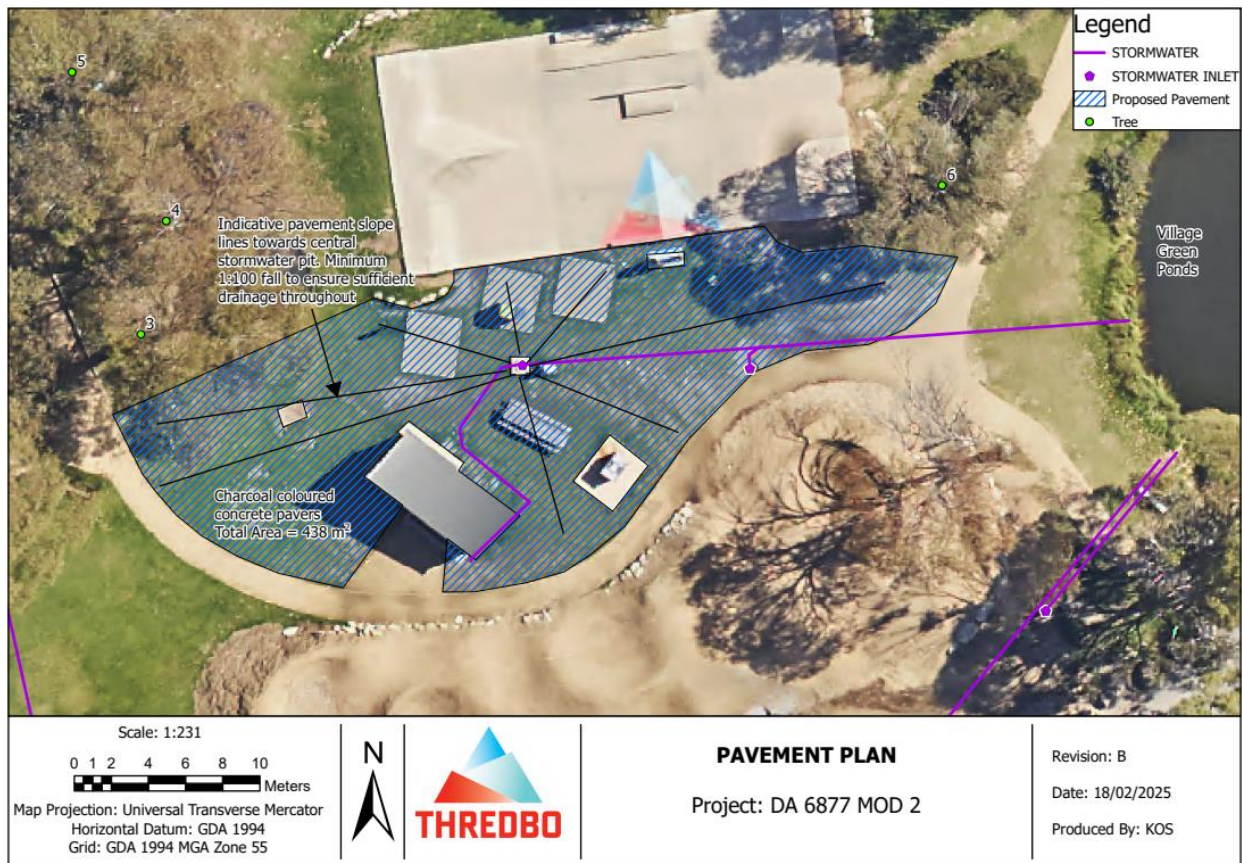


Figure 6 | Pavement Plan Rev B (Source: Applicant's documentation)

2.3. Pump Track Upgrade and Relocated Emergency Access

The Applicant proposes to replace an existing pump track located in the south-east corner of the Village Green (**Figure 2**). The proposed new pump track would be 1000m² (150m² larger than the current pump track) and surfaced with asphalt, designed to facilitate competitive events and enhance guest experience.

Additional works to support the pump track replacement include:

- demolition works to remove the existing pump track
- drainage works, including subsurface drainage and grate pits which are to be connected to the existing stormwater network
- minor landscaping

As a result of the pump track replacement, an existing emergency access track will be impacted. Consequently, the Applicant proposes to relocate the emergency access track Southwest along Thyne Reid Drive, as identified in **Figure 2**. The Applicant notes that the new emergency access track will be sloped at a maximum of 15 degrees with cutting expected to be less than 300mm deep and filling less than about 150mm. The emergency access track will be surfaced with gravel and lined with a boulder gravity retaining wall to support the development.

The proposed pump track modifications can be identified in **Figure 7**, and the emergency access tracks can be identified in **Figure 8** and **Figure 9**.

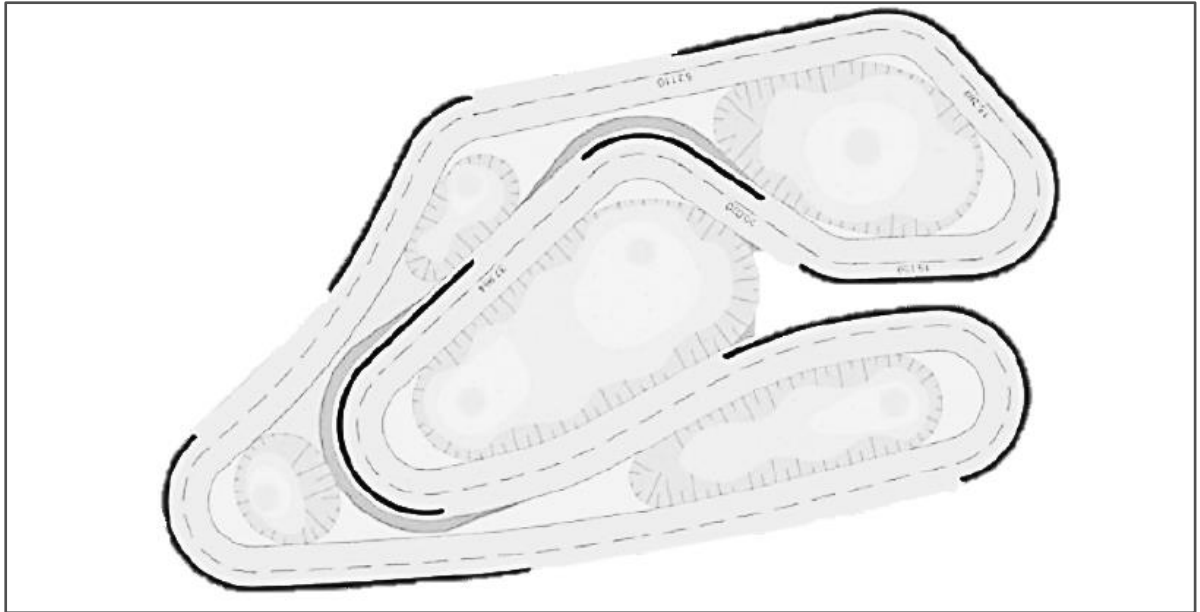


Figure 7 | Pump track Concept Plan (Source: Applicant's SEE)

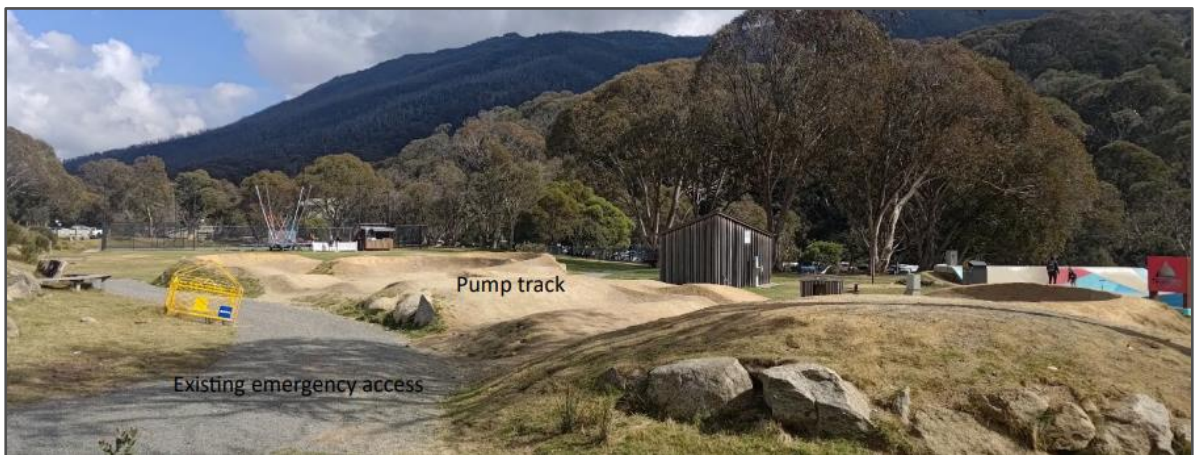


Figure 8 | Pump track and emergency access track (Source: Applicant's SEE)



Figure 9 | Approximate location of proposed emergency access track. Boulders lining Thyne Reid Drive are proposed for lining new emergency access track (Source: Applicant's documentation)

2.4. Watermain Upgrade

The Applicant proposes to modify the consent to upgrade the existing watermain by the replacing an existing 35-metre-long pipeline and associated valve assembly within the Village Green. The Applicant notes that the existing pipeline was constructed of asbestos cement and requires decommissioning due to age. Consequently, the Applicant proposes to leave the existing pipeline in situ at 1.8m below ground level and install a new 200m high-density polyethylene (HDPE) pipeline 800mm above at a depth of 1m below ground level.

The modification to the existing watermain comprises the following additional works:

- site establishment of a 6-metre construction corridor (3 metres each side of the pipeline, closure / redirection of the Village Green footpath and installation of Asbestos warning signage.
- excavation of a 1000 mm deep by 600 mm wide trench and removal of existing connection fittings on the southern and northern ends of the existing pipeline.
- replacement of existing non-return valve assembly which services the pipeline with a 100 mm HDPE pipeline and connection fittings. Sections of new uPVC material pipe may be required where connecting into existing uPVC pipe.
- the removal of small sections around connection points of the existing asbestos cement water main
- rehabilitation of disturbed site once works have been completed.

The proposes watermain modifications can be identified in **Figure 10** to **Figure 12**. (include the trench cross section)

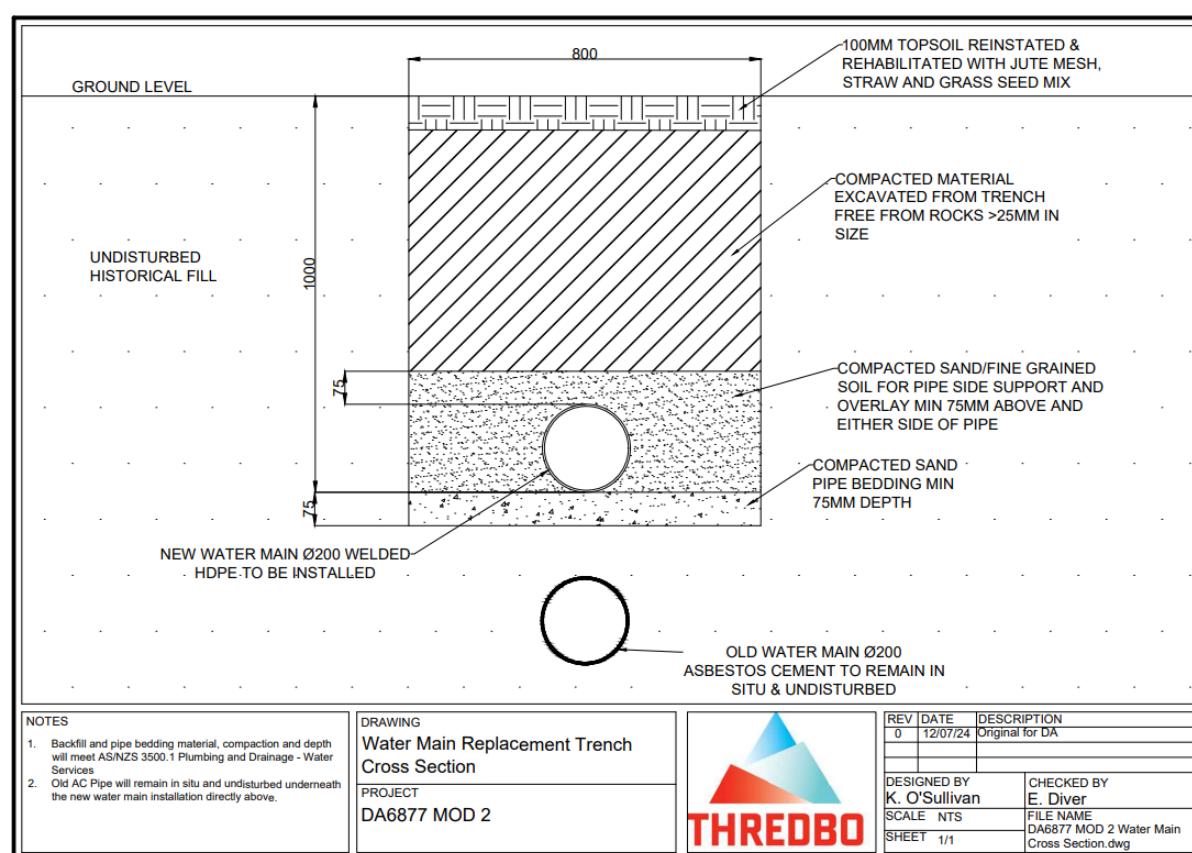




Figure 11 | Water Main Alignment (Source: Applicant's documentation)



Figure 12 | Existing Water Main and Emergency access area, looking east. (Source: Applicant's SEE)

3. Matters for consideration

3.1. Strategic Context

South East and Tableland Regional Plan 2036

The South East and Tableland 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 Department considers the proposal continues to be consistent with the Regional Plan as the upgrades to the Village Green will improve existing amenity within the area, attracting tourism, business and residential developments to support visitation to the NSW ski resorts.

Draft South East and Tableland 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 that 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 area's contribution to the region's tourism economy.

The proposal is consistent with the draft Regional Plan as it will not result in adverse biodiversity impacts and supports the maintenance of visitation to the resort, along with the local and regional economy.

Snowy Mountains Special Activation Precinct Master Plan

Section 9.1.1 of the Master Plan relates to Thredbo. The Department considers that the proposal continues to support the vision of the Master Plan, while also ensuring impacts upon the environment have been considered against those previously approved. The proposed modification works raise no additional matters that would be inconsistent with the Master Plan.

Precincts - Regional SEPP

The Precincts – Regional SEPP governs development on land within the ski resort areas of KNP. Chapter 4 of the SEPP aims to protect and enhance the natural environment, to protect cultural heritage within the resorts and to ensure that development in the resorts is managed in a way that is compatible with the principles of ecologically sustainable development. 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 framework for KNP that incorporates objectives, principles and policies to guide the long-term management of the KNP.

The Department considers the proposal continues to be consistent with Chapter 4 of the Precincts – Regional SEPP as the proposal continues to contribute to tourist facilities within KNP, which supports sustainable tourism in the Alpine Region. The potential impacts on the environment continue to be considered acceptable when noting the modification works and their minimal impact on the environment.

3.2. Mandatory Matters for Consideration

The Department conducted a comprehensive assessment of the project against the mandatory matters for consideration as part of the original assessment of DA 6877. The Department considers this modification application does not result in significant changes that would alter the mandatory matters for consideration under section 4.15 of the EP&A Act and conclusions made as part of the original assessment.

Objects of the EP&A Act

The Minister or delegate must consider the objects of the EP&A Act when making decisions under the Act. The Department is satisfied the proposed modification is consistent with the objects of the EP&A Act.

Biodiversity Conservation Act 2016

The Minister or delegate must consider the objects of the EP&A Act when making decisions under the Act

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 effect threatened species or ecological communities, or their habitats; or
- the works are carried out in a declared area of outstanding biodiversity value.

The majority of the site has previously been modified and contains minimal significant vegetation and managed lawns. No tree or shrub removal is required for the proposal. Minimal additional site disturbance is likely in relation to the proposed modification works.

There is currently no declared area of outstanding biodiversity value within Kosciuszko National Park.

Environmental Planning Instruments

An assessment of compliance with the then *State Environmental Planning Policy (Kosciuszko National Park-Alpine Resorts) 2007* (the Alpine SEPP) was undertaken in the determination of the original development application (DA 6877). The former Alpine SEPP was superseded by the Precincts – Regional SEPP in March 2022, and now the Precincts Regional SEPP is the EPI that applies to this application.

The Department has considered the current modification application against the provisions of the Precincts – Regional SEPP and is satisfied the modification proposal continues to be consistent with this EPI.

Water Management Act 2000

The original application was classified integrated development under Section 4.66 of the EP&A Act as works were to occur within 40 metres of a watercourse.

Since the approval of the original application, exemptions under Schedule 4 Part 2 (31)(a) of the *Water Management (General Regulation) 2018* allow for applications to be exempt from requiring a controlled activity approval where:

- the activity (work) is carried out on waterfront land in relation to a minor or third order stream, and
- the activity is separated from the bed of the third order stream by a lawfully constructed public road or a hard stand space (such as a car park or building)

As the subject site is separated from Thredbo River by Friday Drive, the application meets the requirements of the exemption, and therefore controlled activity approval is not required.

3.3. Scope of modifications

Section 4.55(1A) of the EP&A Act provides that a consent authority may, on an application being made by the Applicant or any other person entitled to act on a consent granted by the consent authority, and subject to and in accordance with the Environmental Planning and Assessment Regulations 2021 (EP&A Regulations), modify a consent if the following requirements in **Table 1** are met:

Table 1 | Consideration under Section 4.55(1A) of the EP&A Act

Section 4.55 (1A) - Evaluation	Comment
(a) <i>That the proposed modification is of minimal environmental impact</i>	<p>Section 4 of this report provides an assessment of the impacts associated with the proposal.</p> <p>The Department is satisfied that the proposed modifications will have minimal environmental impact with no additional vegetation removal required to facilitate the development and minimal impact on adjoining land users.</p>
(b) <i>The development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all)</i>	<p>The modification proposes changes to the approved playground and pump track as well as additional paving and infrastructure works to upgrade an existing watermain through the Village Green area. The Department is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted.</p>
(c) <i>The application has been notified in accordance with the regulations</i>	<p>In accordance with the Department's Community Participation Plan (CPP), April 2024, the Department publicly exhibited the modification application for a minimum of 14 days, and it was made publicly available on the NSW Planning Portal website (refer to Section 3 of this report).</p>

- (d) *Consideration of any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be* The Department has considered the submissions received during the exhibition period (refer to **Section 3** of this report).
-

Section 4.55(3) of the EP&A Act provides that in determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the granting of the consent that is sought to be modified.

The relevant consideration under section 4.15(1) of the EP&A Act in relation to the proposed modifications is whether the impacts of the amendments upon the existing environment or amenity of the building occupants are appropriate. The Departments assessment in **Section 4** concludes that the impacts of the works as modified will be minimal in extent and appropriately managed, and the impacts are considered acceptable. No variation is required to the Department's previous assessment.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

Refer to **Section 3** for further discussion on this component in relation to the modification application.

4. Submissions/Engagement

4.1. Department's engagement

The Department's Community Participation Plan (CPP), April 2024, prepared in accordance with Schedule 1 of the EP&A Act requires applications for modifications of development consent that are not required to be exhibited by the EP&A Regulations to otherwise be exhibited for a timeframe dependent on the urgency, scale and nature of the proposal.

In this regard, the Department also notes that the CPP advises that applications for development consent under Chapter 4 of the Precincts – Regional SEPP are not required to be public exhibited if the proposal relates to works which are wholly internal to a building or where the site is located more than fifty (50) metres from a tourist accommodation building. As the modification involves external works and is within fifty metres of other tourist accommodation buildings, the Department notified nearby lodges and made the application publicly available on the NSW Planning Portal website between 22 October 2024 and 4 November 2024.

The application was also forwarded to the National Parks and Wildlife Service (NPWS) pursuant to section 4.27 of the Precincts – Regional SEPP.

4.2. Summary of submissions

During the exhibition, the Department received comments from the NPWS. No public submissions were received.

NPWS

NPWS reviewed the modification and were satisfied that the applicant has sufficiently assessed the environmental impacts and provided appropriate minimisation and mitigation measures. The NPWS noted that the applicant should ensure that the sediment and erosion controls detailed in the SEMP are implemented, so that sediment from the construction site does not enter the Thredbo River, either due to surface flow or through the stormwater system.

5. Assessment

In assessing the merits of the proposed modification, the Department has considered the:

- previous Environmental Assessment Reports for the proposal
- the modification application and existing conditions of consent
- submissions from government agencies
- matters for consideration under section 4.15(1) of the EP&A Act.

The Department considers the key assessment issues associated with the modification application are:

5.1. Playground upgrade

As discussed in **Section 2.1**, the Applicant proposes to upgrade the existing playground and associated fence footprint, drainage and associated works to ensure its longevity while enhancing guest and tourism experience. The decision to relocate the fencing on the southern side 1m south emerged after site inspections found a eucalyptus tree was encroaching the fence (**see Figure 13**).



Figure 13 | Existing playground fence footing - tree encroachment (DPHI 2025)

The Department raised concerns around the design details for the playground, specifically regarding the replacement of the street furniture, and the height of the ironbark logs. Additionally, concerns were raised around the specifications of the playground fence (such as the materials, colours, heights and footing detail) weren't specified within the reports received by the Department. The Applicant responded to the Department's concerns, confirming the ironbark logs are estimated to have a maximum height of 5.2 m, and stating the street furniture will be removed from the playground. The applicant also responded to the specifications of the new playground fence, stating it will be a like for like replacement with the addition that the height, and setback of the southern side of the fence footprint will be increased to avoid tree enrichment.

The Department considers that the modification to the existing playground will have minimal environmental impact and results in substantially the same as the development approved under DA 6877. Consequently, this modification is considered acceptable as the foundation of the playground is retaining its purpose and not changing in use. The application was referred to the Department's Building Surveyor who raised no concerns with the application. Standard Conditions of consent have been recommended for the installation of the playground equipment in accordance with the BC Regulation.

5.2. Plaza Paving

As discussed in **Section 2.2**, the Applicant proposes to convert 438m² of the existing grassed plaza area with paved cement, additionally incorporating slope lines and stormwater inlets.

The Department raised concerns around the details of the redevelopment of the plaza area, requesting more information around the extent of the boundaries of the paving proposed, colours, materials, gradients used to facilitate drainage and tree zones around nearby trees. The applicant responded to this inquiry by submitting a Pavement Plan outlining the specifications of the area, slope lines / shallow levelling, and stormwater inlets points connecting to water infrastructure.

The Department considers there are no additional impacts created by the proposed modification to the plaza area will have minimal environmental impact and consequently consider this modification to be acceptable.

5.3. Pump Track Upgrade and Relocated Emergency Access

As discussed in **Section 2.3**, the Applicant proposes to modify the consent to upgrade the existing pump track to modernise the infrastructure and enhance guest experience through the provision of a new design which can be used for recreation and competitive events. The applicant proposed to demolish the existing pump track and replace it with a new pump track with a footprint of 1,000m² (150m² larger than the existing pump track), surfaced with asphalt. Adjacent to the existing pump track is the current existing emergency access track. The applicant has proposed to relocate Southwest further down Thyne Reid Drive, while also including gravel surfacing and a boulder gravity retaining wall.

The Department raised concerns with the proposal for the emergency access track, noting the absence of a section plan containing specifications of the measurements and related designs including the drainage, gates, bollards. Additionally, the department requested more information around the design and engineering of the boulder gravity retaining wall.

The Applicant responded to the Department's concerns, stating that the track disturbance will be approximately 4m wide with a slightly larger footprint to allow for construction - the applicant stated no

updates to the site plan were required. Individual boulders for the gravity retaining wall will be placed along the edge of the track similar to the existing boulder gravity wall lining the edge of Thyne Reid Drive.

Conditions of consent have been recommended for around the demolition of the pump track which shall comply with the requirements outlined in the SEMP and Condition C.12. The Department considers that the modification for the proposed pump track and new emergency upgrade track and is acceptable as these modifications largely retain their purpose and original design, while enhancing the aesthetics of the Village Green and tourism experience.

5.4. Watermain Upgrade

As discussed in **Section 2.4**, the Applicant proposes to modify the consent to the replace the water main infrastructure. The applicant proposed to leave the existing AC (asbestos cement) water main in situ (1.8m below ground level) while installing the new water main infrastructure 800mm above the existing water main (1m below ground level). In the event of any 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).

The application was referred to the Department's Building Surveyor who raised no concerns regarding the application. Conditions of consent have been recommended for demolition, earthworks, excavation around the instillation of watermain infrastructure.

The Department considers that the modification for the proposed water main infrastructure acceptable.

5.5. Construction impacts and access

Access to the development site will be via the Thyne Reid Drive. Temporary closure of the carpark fronting Friday Drive will be required during the construction period, pending construction timing.

The proposed construction corridor width shall have an area of at least of six (6) metres, with three (3) metres either side of the pipeline for services and stormwater trenching and installation, and closing and redirection of the Village Green footpath to allow for the laying of new pipes, removing and relocating infrastructure and backfilling rehabilitation activities. Temporary stockpiling will occur adjacent to the trench for progressing backfilling. Conditions have been imposed to comply with SafeWork NSW Guidelines during the replacement of the watermain infrastructure in the event of cutting or removal of asbestos cement, the trenching corridor, and demolition works.

Construction management will be in accordance with the approved Site Environmental Management Plan (SEMP).

The Department has recommended standard construction conditions applied in the Alpine area. Subject to compliance with the conditions, the Department is of the view that the construction of the proposed works is acceptable and will not unduly impact upon the safety or amenity of visitors in the locality or cause long term adverse impacts to the natural or built environment.

Recommendation

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act and considered the submissions provided by NPWS.

The Department's assessment concludes that the proposed modification is appropriate as the modification is of minimal environmental impact, and the additional environmental impact is acceptable being substantially the same development as originally approved. The proposed modifications to conditions are acceptable; the proposal continues to comply with the Precincts – Regional SEPP provisions; the modification was notified, and all submissions received during the assessment of the application have been considered; and the site remains suitable for the development, as modified.

Overall, the Department is satisfied that supporting the modified proposal is in the public interest.

As the original application was determined under the delegation of the then Minister for Planning, the Minister therefore remains as the consent authority for any subsequent applications to modify the consent. 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 15 public submissions in the nature of objections, and
- the application is in relation to land 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
- **determines** that the modification application MOD 24/14675 (DA 6877 MOD 2) falls within the scope of section 4.55(1A) of the EP&A Act
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to approve the modification
- **modifies** the consent DA 6877
- **signs** the attached approval of the modification (**Appendix A**).

Recommended by:



Guy Hanna
Student Planning Officer
Regional Assessments

Adopted by:



19/6/2025

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

Appendices

Appendix A – Recommended Instrument of Consent