



Statement of Environmental Effects

Sewer and Water Services, Diggings Terrace, Thredbo
NSW 2625

Thredbo Alpine Resort
Kosciuszko National Park, NSW

March 2025



Department of Planning
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No 24/14728

Granted on the 11 March 2025

Signed S Butler

Sheet No 1 of 9

Document Control

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3	10.03.2025	Replacement of Site Plan with Rev H and amendment to wording in Section 3.2.1 re works on Squatters car park as requested by DPHI Sandria Butler	-	C.Chalk

Project Number: 24005ES

Kosciuszko Thredbo Pty Ltd

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1 Introduction

This Statement of Environmental Effects (SEE) has been prepared to support the Development Application (DA) for the provision of sewer and water services to tourist accommodation on Diggings Terrace, Thredbo NSW 2625 (hereinafter referred to as the Development).

1.1 Application Details

The application details are provided below.

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	Thredbo Alpine Resort, Kosciuszko National Park, 28-32 Diggings Terrace, Thredbo NSW 2625
Lot/Plan	792/DP1119757 (Squatters Apartments) 818/DP1119757 (Mowamba Apartments) 793/DP1119757 (Sashas Apartments) DP1174919 P (Easement Right of footway through Lot 793) 794/DP1119757 (Black Bear Inn) 795/DP1119757 (Candlelight) 843/DP1119757 (road reserve, Diggings Terrace) 846/DP1119757 (road reserve, Banjo Drive)
Local Government Area	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	Not applicable
Consent Authority	Department of Planning, House and Infrastructure
Type of Development	Infrastructure Facilities
Summary of works	<ul style="list-style-type: none"> Vegetation Trimming Excavation and trenching Installation of services (sewer and water) Site rehabilitation

1.2 Supporting Documentation

This application is supported by the documentation listed below.

Table 2: Supporting Documentation

Document	Title / Description	Author	Date	Document Reference
Site Environmental Management Plan	SEMP - Sewer and Water Supply Upgrades, Diggings Terrace, Thredbo NSW 2625	Kosciuszko Thredbo Pty Ltd	March 2025	Rev 2
Site Plan	GIS2418 – Blackbear Sewer & Water Supply Upgrades	Kosciuszko Thredbo Pty Ltd, KOS	07/03/2025	Rev H

Document	Title / Description	Author	Date	Document Reference
Geotechnical Assessment	Proposed New Water & Sewer Services Installation, Lots 793, 794 & 795, Diggings Terrace, Thredbo Village NSW Geotechnical Assessment	Assetgeoenviro	8 March 2025	7407-R1, Rev 2
Geotechnical Policy Form 4	Form 4 – Minimal Impact Certification	Assetgeoenviro	8 March 2025	-
Civil Plans	Hydraulic services Cover sheet Specification notes Detail sheet 1	Scott Harris and Associates Pty Ltd	07/03/2025	H0-01, Rev C
Civil Plans	Hydraulic services Services location Layout plan	Scott Harris and Associates Pty Ltd	07/03/2025	H1-01, Rev E
Civil Plans	Hydraulic services Services location Detail sheet 2	Scott Harris and Associates Pty Ltd	09/07/2024	H1-02, Rev B
Civil Plans	Hydraulic services Services location Detail sheet 3 Sewer long section	Scott Harris and Associates Pty Ltd	07/03/2025	H1-03, A

2 Site Description

2.1 Site Location

Regionally, the Development is located within Thredbo Alpine Resort, in the southern part of Kosciuszko National Park, NSW (**Figure 1**). Within the context of the resort, the Development site is located predominately along Diggings Terrace (**Figure 2**), and adjacent Lots:

- 792/DP1119757 (Squatters Apartments)
- 793/DP1119757 (Sashas Apartments)
- 818/DP1119757 (Mowamba Apartments)
- DP1174919 P (Easement Right of footway through Lot 793)
- 794/DP1119757 (Black Bear Inn)
- 795/DP1119757 (Candlelight)
- 843/DP1119757 (road reserve, Diggings Terrace)
- 846/DP1119757 (road reserve, Banjo Drive).

2.2 Suite Suitability

The Development site is heavily disturbed comprising the existing road corridor, services infrastructure and tourist accommodation. The new services will connect into the existing network. There are no known records of contamination within the site.



Scale: 1:305,832

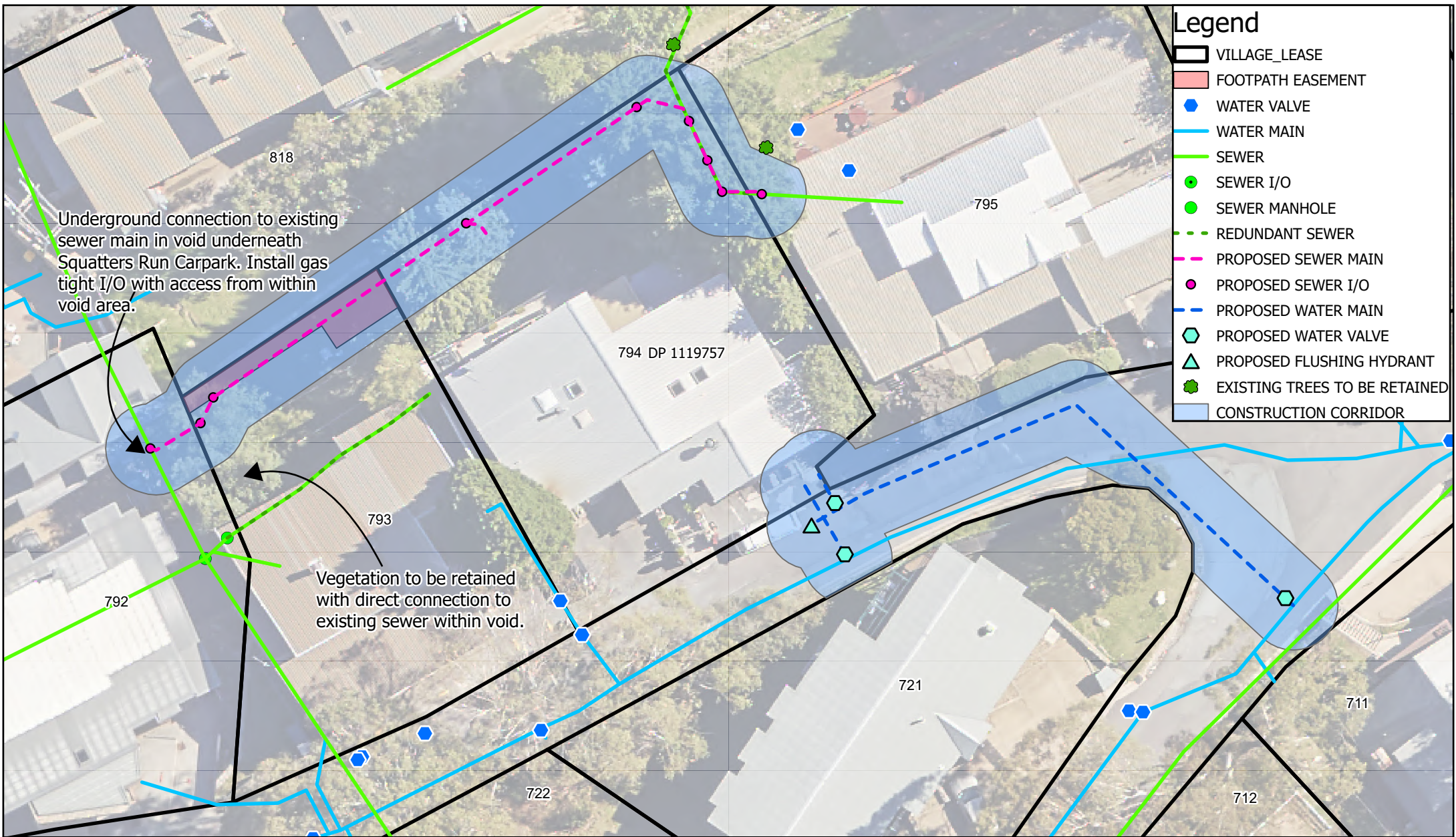
3 1.5 0 3 6 9 12 Kilometers

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



FIGURE 1: REGIONAL SITE CONTEXT

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



Legend

VILLAGE_LEASE

FOOTPATH EASEMENT

WATER VALVE

WATER MAIN

SEWER

SEWER I/O

SEWER MANHOLE

REDUNDANT SEWER

PROPOSED SEWER MAIN

PROPOSED SEWER I/O

PROPOSED WATER MAIN

PROPOSED WATER VALVE

PROPOSED FLUSHING HYDRANT

EXISTING TREES TO BE RETAINED

CONSTRUCTION CORRIDOR

Scale: 1:339

02.55101520

Meters

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

N

THREDBO

SITE PLAN

Project: GIS2418 - Blackbear Sewer & Water Supply Upgrades

Revision: H

Date: 07/03/2025

Produced By: KOS



Plate 1: Proposed works within Diggings Terrace road corridor



Plate 2: Proposed works will follow the road corridor outside of lot 711

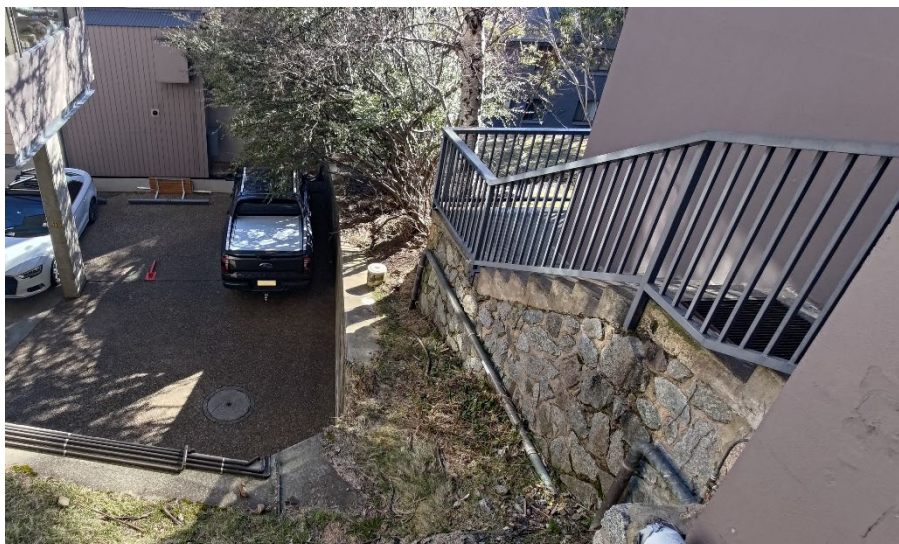


Plate 3: Connection point in Squatter's Run car park



Figure 3: Non-native vegetation limbs/branches to be trimmed for excavator access

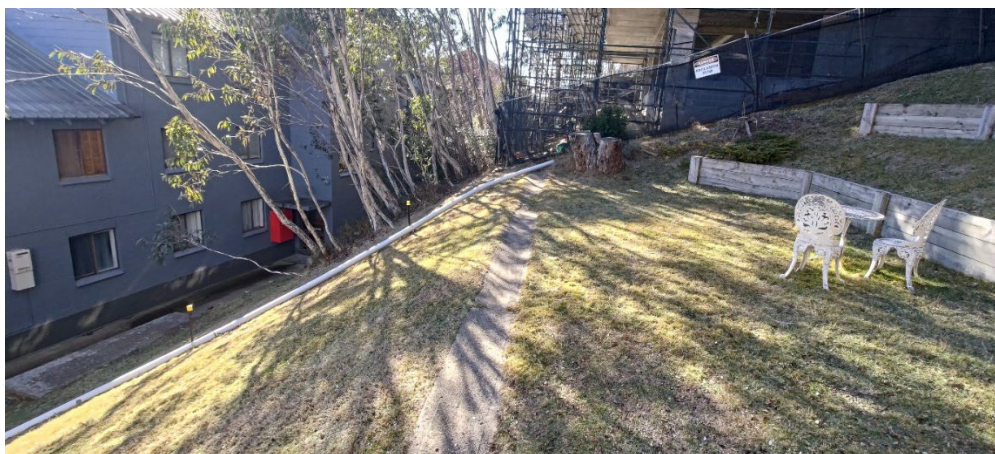


Plate 4: Connection into Lot 794 (Black Bear)



Plate 5: Services cross into Lot 793 (Sashas)

3 Development Details

3.1 Purpose of the Development

The Development is for the supply of critical service infrastructure (sewer and water) to Lot 794 (Black Bear lodge currently under construction).

3.2 Project Description

3.2.1 Sewer Main Installation

The Development will comprise of the following:

- Use of a crane to lift in a small 1.6T excavator into place from Lot 792 to the construction corridor in Lot 793. Minor trimming of non-native vegetation/branches bordering lots Lot 792 & 793 will be required to lift the excavator into place.
- Excavation and trenching for the installation of a sewer main between Lots 795, 794 and 793.
 - Trench dimensions: 57 m long x 500 mm wide x 800-1,300 mm deep
 - Pipe diameter: 150 mm.
- Installation of five (5) sewer inspection openings on Lot 795, two (2) inspection openings on Lot 794 and one (1) inspection opening in the void below Lot 792 car park.
- Connection of sewer from Lot 795 and Lot 794.
- Final connection to the sewer main in Lot 792 by trenching up to retaining wall and core drilling a 150mm diameter hole below ground level through the retaining wall footing for the sewer line to be installed.
- Tie into existing sewer outlet on Lot 795 and dismantling and removal of temporary sewer diversion for Lot 795.
- Backfilling and compaction of excavation as per AS/NZS 3500.2 Plumbing and drainage Sanitary Plumbing and Drainage Systems.
- Backfilling and compaction of the trench up to retaining wall.
- Site rehabilitation.

3.2.2 Water Main Installation

The Development will comprise of the following:

- Cutting of the road asphalt along the trench alignments and removal of top layer of asphalt
- Hydro-excavation and trenching for PVC water main installation within the road corridor outside of Lot 711, 795 and connecting into Lot 794
 - Trench dimensions: 30 m long x 450 mm wide x 900 mm deep.
 - Pipe diameter: 150 mm
- Hydro-excavation and trenching for PVC water main installation within the road corridor outside of Lot 721 and connecting into Lot 794
 - This water main will ensure the redeveloped Black Bear (Lot 794) meets the fire requirements of needing two separate lines, with this one having the greater hydraulic pressure needed.
 - Trench dimensions: 7 m long x 450 mm wide x 900 mm deep.
 - Pipe diameter: 150 mm
- Installation of two (2) water main valves and one (1) flushing hydrant within the road corridor outside of Lot 974.

- Isolation and draining of both the high pressure and gravity water mains
- Cutting of the high pressure and gravity mains for tee installation to connect the two new mains to water supply.
- Restoring water connection and testing of the new main installation.
- Backfilling of trenches with sand, compacted crushed rock and reinstatement of pavement with concrete.
- Site rehabilitation including reinstatement of asphalt road pavement.

3.2.3 Integration with surroundings

3.2.3.1 Existing Services Network

The services will connect into the existing village sewer and water network within the site, and the services no longer required within the site will be made redundant and left in situ except for the temporary diversion sewer installed at Lot 794. This temporary diversion sewer has been constructed above ground so will be dismantled and removed once the new sewer line has been connected.

3.2.3.2 Pathway Easement

Development consent DA 078-12-2010 was approved on 21 January 2011 for a new pathway easement from the edge of Lot 974 (Black Bear), crossing the back of Lot 793 (Sashas), providing access via Lot 818 into the Village Centre. The works subject to DA 078-12-2010 have only partially been completed. The sewer main as part of this Application will be located underneath the easement that runs along the back of Lot 793.

3.3 Operational Details

The Development will form part of the existing sewer and water network within the Village.

4 Legislation & Statutory Framework

4.1 Commonwealth Legislation

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

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

MNES that may occur, or relate to the search area (within a 5 km radius) are provided in the EPBC Act Protected Matters Report (**Appendix A**). A summary of the PMR and potential impacts is provided below.

Table 3: EPBC Act Considerations

EPBC Act Considerations	Comment
MNES – World Heritage Properties	Not applicable
MNES – National Heritage Places	No impact on the Australian Alps National Parks and Reserves
MNES – Wetlands of International Importance	No impact
MNES – Great Barrier Reef Marine Park	Not applicable

EPBC Act Considerations	Comment
MNES – Commonwealth Marine Area	Not applicable
MNES – Listed Threatened Ecological Communities	No impact
MNES – Listed Threatened Species	No impact
MNES – Listed Migratory Species	No impact
Commonwealth Land	No impact

Following consideration of the MNES Significant Impact Guidelines, it is concluded that the Development is unlikely to have a significant impact on any MNES or Commonwealth land, and a referral to the Commonwealth Environment Minister is therefore not recommended.

4.2 State Legislation

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

A review of the Development against the Environmental Planning and Assessment Act 1979 (EP&A Act) is provided below.

Table 4: EP&A Act Matters for consideration

EP&A Act, Section 4.15 Matters for consideration	Comment
(i) any environmental planning instrument	The Precincts – Regional SEPP is the only environmental planning instrument which applies to the site. An assessment against the relevant provisions is provided in Section 4.2.3 .
(ii) any proposed instrument	Not applicable.
(iii) any development control plan	Not applicable – it is not a requirement to consider the draft Alpine Development Control Plan.
(iiia) any planning agreement	Not applicable. There are no planning agreements applicable to Thredbo.
(iv) the regulations	The DA and supporting information has been prepared in accordance with the relevant requirements of the EP&A Regulation.
(a) the likely impacts of that development	The likely impacts of the Development on the natural and built environment, and social and economic impacts in the locality have been assessed in Section 5 .
(b) the suitability of the site for the development	Refer Section 2.2 .
(c) any submissions made	Consideration will be given to submissions made.
(d) the public interest.	The Development is considered within the public interest as it is for the provision of critical service infrastructure (sewer and water) to support tourist accommodation.

4.2.2 Biodiversity Conservation Act 2016

The purpose of the *Biodiversity Conservation Act 2016* (BC Act) is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ESD.

The *Biodiversity Conservation Regulation 2017* (BC Regulation) sets out threshold levels for when the BOS will be triggered, see below.

Table 5: BC Regulation BOS Triggers

BOS Trigger	Comment
Whether the amount of native vegetation being cleared exceeds the area threshold	Given the site is zoned C1 – National Park under the Snowy River Local Environmental Plan 2013, there is no minimum lot size. Therefore, the lot size allows for clearing up to 1 ha. The proposed clearing is below 1 ha, therefore area clearing threshold is not triggered.
Whether the impacts occur on an area mapped on the Biodiversity Values Map (BVM) published by the Minister for Environment	Not applicable, refer Section 5.3 .
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	The Development is unlikely to impact threatened species or ecological communities, or their habits, refer Section 5.3 .
The works are carried out on a declared area of outstanding biodiversity value	Not applicable.

4.2.3 State Environmental Planning Policy (Precincts – Regional) 2021

The relevant provisions of the State Environmental Planning Policy (Precincts – Regional) 2021 (Precincts – Regional) SEPP have been considered below.

Table 6: Precincts – Regional SEPP Considerations

Precincts – Regional SEPP, Chater 4	Comment
Section 4.2 Land to which Chapter applies	Thredbo Alpine Resort is listed as one of the Alpine Subregions on the <i>State Environmental Planning Policy (Precincts – Regional 2021 Thredbo Alpine Resort Map</i> referenced in Section 4.2.
Section 4.7 Land Use Table	‘Infrastructure Facilities’ are considered permissible development with consent within the Thredbo Alpine Resort.
Section 4.21 Heritage Conservation	The Development will not impact upon any heritage items or Aboriginal heritage items or places.
Section 4.24 Flood Planning	The site is not located in a flood planning area and is not subject to flooding.

Precincts – Regional SEPP, Chater 4	Comment
<p>Section 4.25 Earthworks</p> <p>(3) In deciding whether to grant development consent for earthworks, or for development involving ancillary earthworks, the consent authority must consider the following matters—</p> <p>(a) the likely disruption of, or adverse impact on, drainage patterns and soil stability in the locality of the development,</p>	<p>Excavated material will be temporarily stockpiled and reused for backfilling of excavations. Environmental controls will be implemented in accordance with the SEMP (KT 2024) during construction to mitigate potential impacts to soil and water quality.</p>
<p>(b) the effect of the development on the likely future use or redevelopment of the land,</p>	<p>The Development will not have an adverse impact on the future use or redevelopment of the land.</p>
<p>(c) the quality of the fill or the soil to be excavated, or both,</p>	<p>All excavated material will be reused onsite for backfilling, therefore the quality of the excavated material is unlikely to change.</p>
<p>(d) the effect of the development on the existing and likely amenity of adjoining properties,</p>	<p>The Development is for the installation of underground services, therefore unlikely to impact on the amenity of adjoining properties. Appropriate controls will be implemented during construction to mitigate potential dust and noise emissions as much as practicable.</p>
<p>(e) the source of any fill material and the destination of any excavated material,</p>	<p>If fill material is required, it will be sourced from NPWS approved stockpile sites. Any excess material will be transported to NPWS approved stockpile sites within the resort.</p>
<p>(f) the likelihood of disturbing relics,</p>	<p>Unlikely, refer Section 5.7 for Due Diligence.</p>
<p>(g) the proximity to, and potential for adverse impacts on, a waterway, drinking water catchment or environmentally sensitive area,</p>	<p>The Development will not adversely impact on any watercourses, drinking water catchments or environmentally sensitive areas.</p>
<p>(h) appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</p>	<p>The design has been carried out by a professional hydraulics engineer. Additionally, environmental controls will be implemented during construction in accordance with the SEMP (KT 2024) to minimise and mitigate potential impacts</p>
<p>Section 4.28 Consideration of master plans and other documents</p>	<p>-</p>
<p>(1) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following—</p> <p>(a) the aim and objectives of this Chapter set out in section 4.1,</p>	<p>The Development is consistent with the aims and objectives of the Chapter.</p>
<p>(c) a conservation agreement under the Environment Protection and Biodiversity Conservation Act 1999 of the Commonwealth that applies to the land,</p>	<p>Not applicable.</p>
<p>(d) the Geotechnical Policy —Kosciuszko Alpine Resorts published by the Department in November 2003,</p>	<p>A Geotechnical Assessment and Form 4 has been prepared by Assetgeoenviro (2024).</p>

Precincts – Regional SEPP, Chater 4	Comment
(2) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider— (a) a master plan approved by the Minister under section 4.26 that applies to the land, or (b) if a master plan has not been approved—a draft master plan prepared under section 4.26 that is intended to apply to the land and has been published on the NSW planning portal.	The Snowy SAP Master Plan applies, refer Section 4.3.1 .
Section 4.29 Consideration of environmental, geotechnical and other matters	-
(1) (a) measures proposed to address geotechnical issues relating to the development,	Refer to the Geotechnical Assessment and Form 4 (Assetgeoenviro 2024).
(b) the extent to which the development will achieve an appropriate balance between— (i) the conservation of the natural environment, and (ii) taking measures to mitigate environmental hazards, including geotechnical hazards, bush fires and flooding,	The Development does not require any measures to mitigate environmental hazards that would impact on the conservation of the natural environment.
(c) the visual impact of the proposed development, particularly when viewed from the land identified as the Main Range Management Unit in the Kosciuszko National Park Plan of Management,	The Development is not visible from the Main Range Management Unit. Visual impacts considered acceptable within the context of the site and surrounds.
(d) the cumulative impacts of development and resource use on the environment of the Alpine Subregion in which the development is carried out,	The impacts of the Development are addressed in Section 5 .
(e) the capacity of existing infrastructure and services for transport to and within the Alpine Region to deal with additional usage generated by the development, including in peak periods,	Not applicable. The Development is for the supply of water and sewer services.
(f) the capacity of existing waste or resource management facilities to deal with additional waste generated by the development, including in peak periods.	The Development is for the supply of water and sewer services that will replace existing supply lines.
(2) For development involving earthworks or stormwater draining works, the consent authority must also consider measures to mitigate adverse impacts associated with the works.	Earthworks are proposed. Temporary drainage, erosion and sediment control measures will be implemented during construction to mitigate potential adverse impacts associated with earthworks, refer to the SEMP (KT 2024).
(3) For development the consent authority considers will significantly alter the character of an Alpine Subregion, the consent authority must also consider— (a) the existing character of the site and immediate surroundings, and (b) how the development will relate to the Alpine Subregion.	The Development will not alter the alpine resort character.

Precincts – Regional SEPP, Chater 4		Comment
Section 4.30 Kosciuszko National Park Plan of Management		The Development is consistent with the relevant provisions of the Kosciuszko National Park Plan of Management.

4.2.4 Integrated Development

The Development is not integrated development requiring any of the approvals listed below.

Table 7: Integrated Development

Act	Trigger	Approval/Permit	Applicable (yes/no)
Water Management Act 2000	Works within waterfront land	Controlled Activity Approval	No
Rural Fires Act 1997	Bush Fire Prone Land; subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes	Section 100B, Bush Fire Safety Authority	No
National Parks and Wildlife Act 1974	Harming an Aboriginal object or declared Aboriginal place	Aboriginal Heritage Impact Permit	No
Fisheries Management Act 1994	Activities involving dredging and reclamation work; activities temporarily or permanently obstructing fish passage; using explosives and other dangerous substances; harming marine vegetation.	Part 7 Fisheries Management Act Permit	No

4.3 Plans

4.3.1 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 will integrate with the existing services in the locality, and ensure critical services are available to the Black Bear redevelopment.

4.3.2 Snowy Mountains Special Activation Precinct Master Plan 2022

The Snowy Mountains Special Activation Precinct Master Plan 2022 (Snowy SAP Master Plan) applies to the NSW Alpine Resort Areas, including Thredbo. The Development is for the provision of critical service infrastructure to meet the needs of the Black Bear redevelopment (currently under construction). The services will integrate with existing services located in the road reserve and adjacent lots. It is therefore considered consistent with the aims and performance criteria for services infrastructure outlined in Chapter 13.2 of the Snowy SAP Master Plan.

5 Impact Assessment

The assessment for the development consisted of a desktop review of publicly available data sources. A preliminary site assessment was undertaken by KT Project personnel and various technical consultants to validate the desktop assessment results, inform the design process and ensure appropriate environmental controls are implemented to avoid, mitigate and/or management potential impacts on environmental and cultural values.

Representatives from DPHI (Alpine Resorts team) inspected the Development site on 21 May 2024.

5.1 Geotechnical Considerations

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

5.2 Soil and Water

The Development site is not located within 40 m of a mapped watercourse. All excavated material will be temporarily stockpiled and reused onsite for backfilling of excavations. Environmental controls will be implemented during construction in accordance with the SEMP (KT 2024) to mitigate potential impacts on soil and water quality.

5.3 Biodiversity

No biodiversity impacts are proposed. Minor trimming of non-native vegetation will be required for construction access.

5.3.1 Biodiversity Values Map

The Development is not located within an area mapped on the BV Map (refer **Figure 4**).



Figure 4: Biodiversity Values Map (NSW Government 2024b)

5.3.2 Test of Significance

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 below.

Table 8: 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,	<p>The disturbance footprint is located within a highly modified environment, providing limited suitable habitat for native fauna species.</p> <p>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.</p>
(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 ecological communities within the site or immediate surrounds. As such, impacts are unlikely.
(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

The Development is expected to generate minimal waste during construction. Storage and disposal of construction waste will be managed in accordance with the SEMP (KT 2024).

5.5 Socio-economic

The Development is considered within the public interest as it is for the provision of critical service infrastructure (sewer and water) to support tourist accommodation.

5.6 Heritage

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

5.7 Aboriginal Cultural Heritage

To establish due diligence for the Development, an assessment against the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (DECCW 2010) is provided in **Table 9**.

Table 9: 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 b) any other sources of information of which a person is already aware? And/or c) landscape features that are likely to indicate presence of Aboriginal objects?	No known recorded Aboriginal sites are located within the immediate Development site, refer to the AHIMS search results in Appendix A for reference. The Development site is located in a highly disturbed environment, which has been subject to previous construction disturbance including vegetation clearing, extensive earthworks, road construction, building development and associated works, removing the 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.

5.8 Air Quality

Tourist accommodation is located along Diggings Terrace adjacent to the site. Construction methods have the potential to generate dust emissions from ground disturbance and exhaust emissions from vehicle/machinery operation. Given the relatively short construction period, and proposed environmental controls in the SEMP, the potential impacts are considered minor and acceptable.

5.9 Noise and Vibration

Given the nature of the construction method, land uses either side of Diggings Terrace may at times be sensitive to noise from construction (e.g. loading/unloading materials, excavation works, movement alarms). However, noise impacts are expected to be minor and acceptable given the works will be conducted during standard working hours, the duration of works is short-term and appropriate environmental controls will be implemented during construction in accordance with the SEMP.

5.10 Access and Traffic

During construction, the flow of traffic along Diggings Terrace will be partially impacted as the works are located within the road corridor. Vehicle traffic and pedestrians will be actively managed by appropriate personnel for the duration of the works to minimise disruptions and ensure public safety. A construction corridor will be erected prior to commencement of works to ensure the public are excluded from the active works area. Traffic controls will be implemented in accordance with the SEMP.

5.11 Built Environment

The sewer and water services will be connected underground to the existing services infrastructure within the locality. No adverse impacts to the built environment are expected.

6 Conclusion

This application is seeking development approval for the provision of sewer and water services to support tourist accommodation along Diggings Terrace within Thredbo Alpine Resort.

In accordance with the requirements of the EP&A Act, EP&A Regulation and Regional Precincts SEPP, this SEE has assessed the potential impacts of the Development on the human, built and natural environment of the Development site and surrounds. The Development will result in minimal impacts to the existing environment given the highly disturbed nature of the site and relatively minor disturbance footprint. Appropriate environmental controls have been incorporated into the design, construction and operational phase to mitigate potential environmental impacts.

The Development is considered within the public interest as it is for the supply of critical service infrastructure to support tourist accommodation.

7 References

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8 Appendices

Appendix A Desktop Search Results

Appendix B Geotechnical Assessment