Statement of Environmental Effects

Crackenback Ridge Water Supply Storage Upgrade

Thredbo Alpine Resort
Kosciuszko National Park, NSW

December 2024

Document Control

Revision	Date	Revision Type	Author	Approved by
A	27/11/2024	Draft	J. Best; C.Chalk	E.Diver
0	12/12/2024	Final	J. Best; C.Chalk	A.Harrigan

Project Number: 24007ES

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Tables

1 Introduction

This Statement of Environmental Effects (SEE) has been prepared to support the Development Application (DA) for the Crackenback Ridge Water Supply Storage Upgrade (hereinafter referred to as the Development).

1.1 Application details

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	Thredbo Alpine Resort, Kosciuszko National Park (KNP), 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	Applicable –*Water Management Act 2000*
Consent Authority	Department of Planning, House and Infrastructure
Type of Development	Infrastructure facility (water supply system)
Summary of works	• Vegetation clearing • Earthworks • Installation of water tank and associated infrastructure • Site rehabilitation

1.2 Supporting documentation

This application is supported by the documentation listed in **Table 2**.

Table 2: Supporting documentation

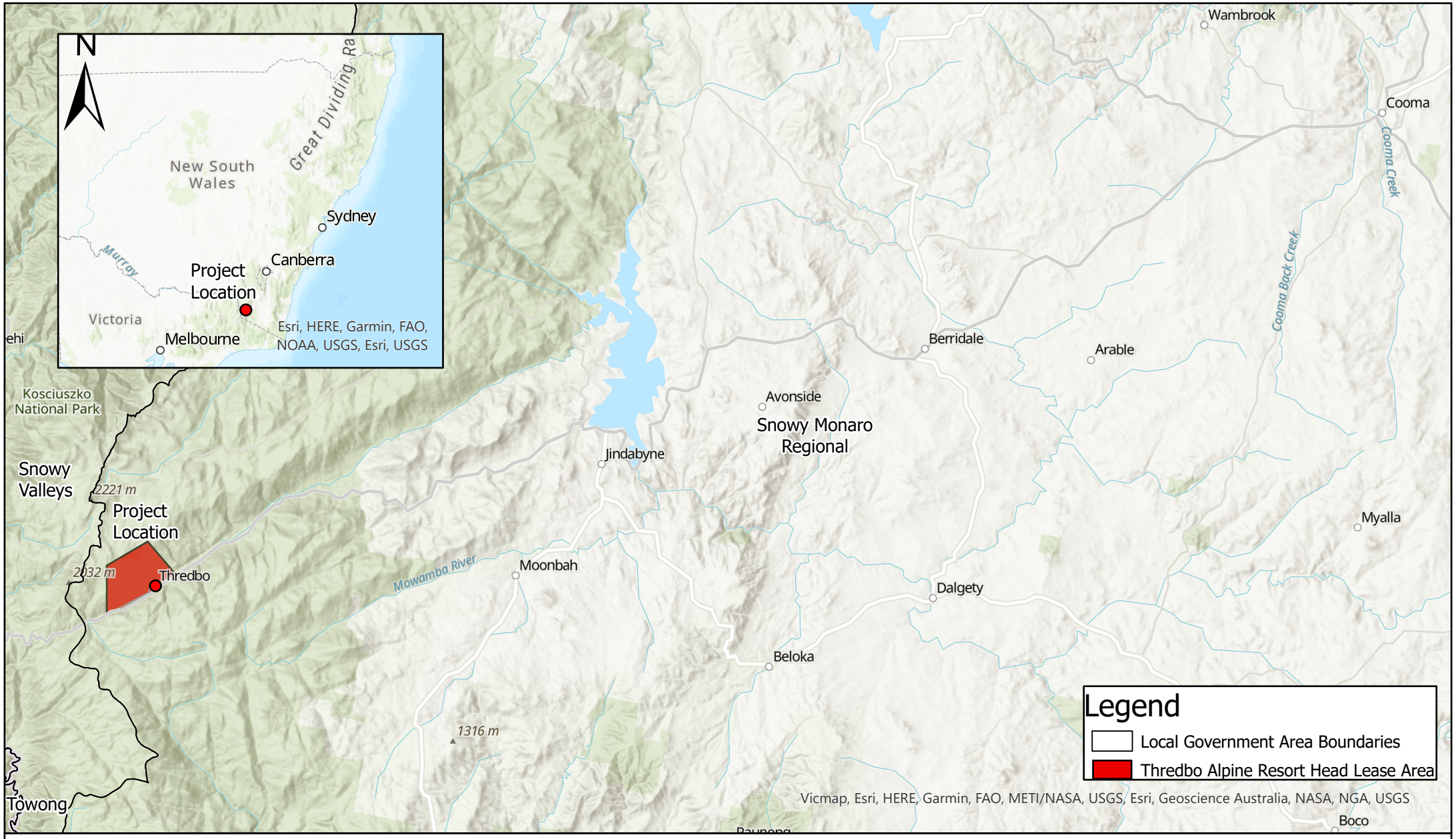
Document	Title/ Description	Author/ Prepared By	Date	Document Reference
Site Plan	Site Plan Crackenback Ridge Water Supply Upgrade	Kosciuszko Thredbo Pty Ltd, CC	27/11/2024	Rev A
Plan	Crackenback Ridge Tank Site Proposed Water Storage Tank – Stage 2, Cover Sheet	Gordon and Gibson Nominees	12/2024	3251, Sheet 1 of 3, Rev 3
Plan	Crackenback Ridge Tank Site Proposed Water Storage Tank – Stage 2, Layout Plan	Gordon and Gibson Nominees	12/2024	3252, Sheet 2 of 3, Rev 3
Plan	Crackenback Ridge Tank Site Proposed Water Storage Tank – Stage 2, Tank 2 – Layout Plan	Gordon and Gibson Nominees	12/2024	3253, Sheet 3 of 3, Rev 3

Document	Title/ Description	Author/ Prepared By	Date	Document Reference
Plan	Trench Cross Section 24007ES Crackenback Ridge Water Supply Upgrade	Kosciuszko Thredbo Pty Ltd, Zac McKenzie	02/12/2024	Rev 0
Site Environmental Management Plan	Site Environmental Management Plan, Crackenback Ridge Water Supply Storage Upgrade	Kosciuszko Thredbo Pty Ltd	December 2024	Rev 0
Geotechnical Assessment	Geotechnical Assessment for Crackenback Ridge Water Supply Upgrade, Thredbo NSW	AssetGeoEnviro, Mark Bartel	28 March 2024	7480-2-R1
Geotechnical Policy Form 4	Form 4 – Minimal Impact Certification	AssetGeoEnviro, Mark Bartel	28 March 2024	-
Ecological Assessment	Additional Water Tank - Crackenback Ridge Water Supply Upgrade – Thredbo	Ecological Australia Pty Ltd	9 December 2024	8566
Aboriginal Cultural Heritage Due Diligence	Aboriginal Cultural Heritage Due Diligence Assessment Crackenback Ridge Water Supply Upgrade	Past Traces Pty Ltd	18/11/2024	V.10

2 Site Description

The Development site is located in Thredbo, within the southern part of KNP, approximately 35 km south-west of Jindabyne, NSW in the Snowy Monaro Regional Council LGA (**Figure 1**). Within the context of the resort, the site is located adjacent to an existing access track off Cascade Close, approximately 150 m north-west of Cascade Close and the Crackenback Ridge subdivision (**Figure 2**).

The site is moderately vegetated, located adjacent to the existing water supply tank and approximately 50 m upslope of the existing pump house (**Figure 3** and **Figure 4**). The surface elevation of the site is approximately 1435 m Australian Height Datum (AHD). There are no known records of contamination within the site and surrounds.



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

N

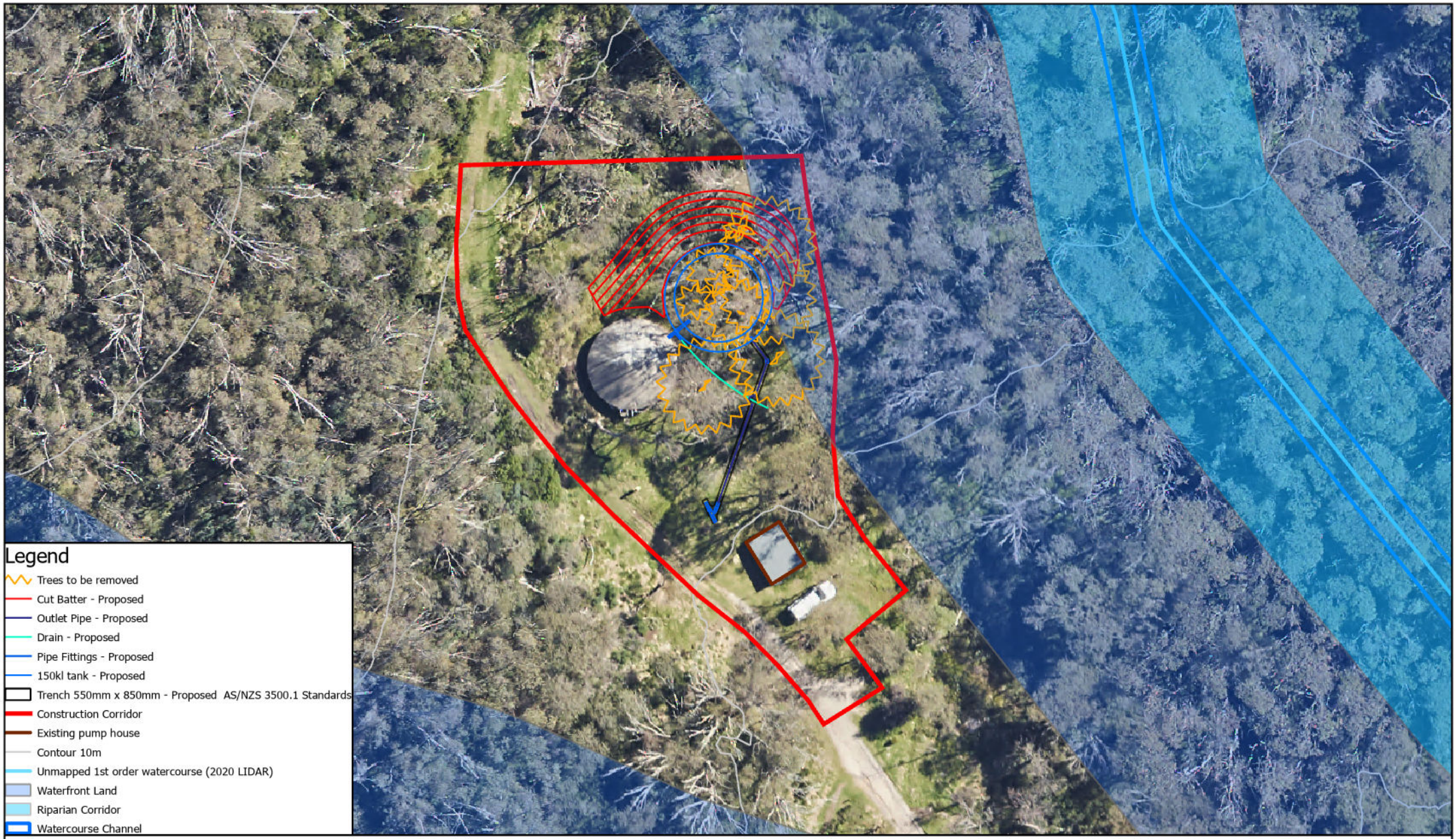
THREDBO

FIGURE 1: REGIONAL SITE CONTEXT

Revision: A

Date: 7/06/2022

Produced By: KO



Scale: 1:513

4 2 0 4 8 12 16

Meters

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

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THREDBO

Site Plan

Project: GIS2415 Crackenback Ridge Water Supply Upgrade

Revision: A

Date: 27/11/2024

Produced By: CC

Figure 3: Proposed second tank location adjacent to existing

Figure 4: Existing pump house

3 Development Details

3.1 Background

KT have a Water Access Licence (WAL) under the WM Act which permits water extraction from the Thredbo River. The WAL includes the Golf Course Pump station. The Crackenback Ridge and golf course area of the village is supplied with water by the following infrastructure:

- Water Intake – Golf Course Pumps
    - The water intake is located in a "pooling" area of Thredbo River, located at the south western end of the golf course. Water flows from the intake via gravity into a wet well situated inside the "golf course pump house".
- Pump House
    - The pump house pumps the water up to the "Crackenback Ridge Tank" approximately 800 m away.
    - The pump house comprises of a small wooden building housing an electric pump, a diesel backup pump, telemetry equipment, a self-backwashing pre-filter and the wet well. From this location, water is pumped a distance of 800 m uphill to the Crackenback Ridge storage tank, which serves as the water supply primarily for Crackenback Ridge and when required for the central village.
- Pipeline
    - The 800 m pipeline traverses the golf course and connects the pump house to the storage tanks. Pipe then connects the storage tanks with the existing Thredbo water main near the Village Green.
- Crackenback Ridge Water Supply Tank
    - This tank acts as a storage reservoir for supply of the entire Crackenback Ridge subdivision. A normally closed valve on the Village Green isolates the Crackenback Ridge water supply system from the rest of the village, however there is the capacity in emergency circumstances to open this valve and supply either Crackenback Ridge from the village or the village from the Crackenback Ridge system. The water supply tank above Crackenback Ridge has a total volume of 115 kilolitres and is always maintained at 85% capacity or better.

3.1.1 Future water demand

The purpose of the development is to increase Crackenback Ridge water supply storage capacity to meet the demand for future development and fire protection within the locality.

A development application for the proposed subdivision on the golf course was lodged in August 2023. The proposal entails an additional 186 beds to be supplied from the Crackenback Ridge water supply system. The Peak Day water demand for the developed Crackenback Ridge area is therefore estimated as follows (Gordon Gibson Nominees 2023):

- Existing system – 330 beds
- Proposed subdivision on the golf course – 186 beds
- Irrigation = 50 beds
- 566 beds x 330L/bed/day
- Plus Fire Hydrant Allowance = 10L/s x 1 hour
- Peak Total Daily Demand = 222,780 L/day (say 225 kL/day)
- Peak Hourly Demand = 3.5 x 566 x 330/86400 + 10 (Fire)

- =17.6L/s.

Based on the above calculations, Gordon Gibson Nominees (2023) recommended the following works to be undertaken in order to meet the requirements for the golf course subdivision:

- Installation of one additional identical tank be constructed, adjacent to the existing tank (i.e. an additional 150kL tank, with TWL of 1436.2m and BWL of 1434.4m).

3.2 Project description

The Development will include:

- Vegetation clearing
- Earthworks to prepare tank foundation
- Construction of 150 kl tank, approximately 9 m diameter x 2.4 m high.
- Trenching for installation of underground pipe network (550 mm wide x 800 mm deep)
- Installation of 200 mm diameter cross connection pipe and valve unit between the existing tank and the proposed adjacent tank.
- Installation of 200 mm diameter outlet valve and PVC pipe to connect into existing pipe infrastructure before the pump house
- Site rehabilitation.

3.3 Operational details

The water storage tank will form part of the resort wide water supply network and be utilised as required.

4 Legislation and Planning Instruments

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.

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)

Table 3: EP&A Act Matters for consideration

Environmental Planning and Assessment Act 1979	
Section 4.15 – matters for consideration	
(i) any environmental planning instrument	The Precincts – Regional SEPP is the only environmental planning instrument which applies to the site for this proposal. Refer to assessment in the next section.
(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)	Not applicable. There are no draft Environmental Planning Instruments that are applicable to the Development.
(iii) any development control plan	Not applicable. There are no development control plans applicable to the site.
(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4	Not applicable. There are no planning agreements applicable to Thredbo under the Precincts – Regional SEPP.
(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)	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, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	The likely impacts of the Development on the natural and built environment, and social and economic impacts in the locality have been assessed in this document.
(b) the suitability of the site for the development	The Development has a minor disturbance footprint with a modified site, adjacent to the existing Crackenback Ridge water tank and associated infrastructure. Therefore, the site is considered suitable for the proposal.
(c) any submissions made in accordance with this Act or the regulations	Consideration will be given to submissions made.
(d) the public interest.	The Development is considered within the public interest as it will provide additional water storage capacity within Thredbo.

4.2.2 State Environmental Planning Policy (Precincts – Regional) 2021

Development in the NSW alpine resort areas are subject to the provisions in Chapter 4 of the *Statement Environmental Planning Policy (Precincts -Regional) 2021* (Precincts – Regional SEPP). Consideration of the relevant provisions to the Development is provided below.

Table 4: Precincts – Regional SEPP, Chapter 4 Considerations

Precincts – Regional SEPP, Chapter 4 Considerations	Comment
Section 4.2 Land to which Chapter applies	Thredbo Alpine Resort is listed as one of the Alpine Subregions on the *State Environmental Planning Policy (Precincts – Regional 2021 Thredbo Alpine Resort Map* referenced in Section 4.2.
Section 4.7 Land Use Table	The Development is 'infrastructure facility' which is a permissible use in the Land Use table, and therefore permitted development in Thredbo.
Section 4.9 Demolition	Not applicable.
Section 4.10 Temporary use of land	Not applicable.
Section 4.21 Heritage Conservation	The Development will not impact upon any heritage items or Aboriginal heritage items or places, refer **Appendix D**.
Section 4.24 Flood Planning	There is no defined flood planning area, flood planning level or reference to adopted mapping under the Precincts – Regional SEPP. No further consideration is required.
Section 4.25 Earthworks (3) In deciding whether to grant development consent for earthworks, or for development involving ancillary earthworks, the consent authority must consider the following matters— (a) the likely disruption of, or adverse impact on, drainage patterns and soil stability in the locality of the development,	The Development is unlikely to adversely impact on drainage patterns in the locality. The tank and associated infrastructure will be constructed in accordance with the recommendations in the geotechnical assessment and design drawings.
(b) the effect of the development on the likely future use or redevelopment of the land,	The Development will not impact on the redevelopment of the land.
(c) the quality of the fill or the soil to be excavated, or both,	The quality of the soil to be excavated is unlikely to change as it will be re-used onsite.
(d) the effect of the development on the existing and likely amenity of adjoining properties,	No adjoining properties.
(e) the source of any fill material and the destination of any excavated material,	If fill material is required, it will be sourced from NPWS approved stockpile locations. Any excess excavated material will be transported to Thredbo's designated stockpile sites at Friday Flat.
(f) the likelihood of disturbing relics,	The Development is unlikely to disturb relics, refer to Due Diligence (Past Traces 2024) in **Appendix D**.

Precincts – Regional SEPP, Chapter 4 Considerations	Comment
(g) the proximity to, and potential for adverse impacts on, a waterway, drinking water catchment or environmentally sensitive area,	The Development is located within waterfront land, refer **Section 5.2.1**.
(h) appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.	Appropriate measures to avoid, minimise or mitigate impacts of the Development are outlined in this SEE and supporting documents.
Section 4.26 Master plans	The Snowy SAP Master Plan is applicable to the site.
Section 4.28 Consideration of master plans and other documents (a) the aim and objectives of this Chapter set out in section 4.1, (d) the Geotechnical Policy —Kosciuszko Alpine Resorts published by the Department in November 2003, (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	The Development is consistent with the objectives of Section 4.1. A Geotechnical Assessment has been prepared in accordance with the Geotechnical Policy, refer **Appendix B**.
Section 4.29 Consideration of environmental, geotechnical and other matters (1) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following— (a) measures proposed to address geotechnical issues relating to the development,	Refer Geotechnical Assessment (**Appendix B**).
(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,	Negligible visual impacts expected. The Development is not visible from the Main Range management Unit.
(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 assessed in **Section 5**.

Precincts – Regional SEPP, Chapter 4 Considerations	Comment
(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,	The Development will not impact on the existing transport to and within the resort as the works will not generate additional usage.
(f) the capacity of existing waste or resource management facilities to deal with additional waste generated by the development, including in peak periods.	No applicable. The Development is for water supply infrastructure.
(2) For development involving earthworks or stormwater draining works, the consent authority must also consider measures to mitigate adverse impacts associated with the works.	The tank and associated infrastructure will be installed in accordance with the design drawings. Temporary erosion and sediment controls will be installed in accordance with the SEMP during construction.
(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 significantly alter the character of the Alpine subregion. The additional tank will complement the existing water supply infrastructure in the locality.
Section 4.30 Kosciuszko National Park Plan of Management	The Development is not inconsistent with the relevant provisions of the Kosciuszko National Park Plan of Management.

4.2.3 Integrated development

Integrated development requires development consent and one or more of the approvals outlined in Section 4.46 of the EP&A Act. A review of the *Development referrals guideline* (DPIE 2021) has been undertaken to inform this Application. The Development is integrated development under the *Water Management Act 2000*, refer **Section 5.2.1** for the waterfront land assessment.

4.3 Plans

4.3.1 South East and Tablelands Regional Plan 2036

The *South East and Tablelands Regional Plan 2036* (Regional Plan) provides directions for land use planning for the South-east and tablelands region. The Regional Plan promotes well planned, efficient and sustainable development that complements the area's natural and cultural values. The Development is for water supply infrastructure which is critical to resort operations.

4.3.2 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 is for water supply infrastructure which is critical to meet the future growth in the resort. The water tank has been designed to integrated with the existing tank and pump house. The Development is consistent with the aims and performance criteria in Chapter 13.2 of the 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.

5.1 Geotechnical considerations

The Geotechnical Assessment prepared by Assetgeoenviro (2024) (**Appendix B**) concluded the Development will have 'minimal or no geotechnical impact' on the site, based on the good long-term performance of the existing cut, the lack of obvious signs of hillside instability observed or expected, the relatively small area of the development, and the lack of development upslope. Therefore, it was determined a geotechnical report prepared in accordance with the Geotechnical Policy for Kosciuszko Alpine Resorts (2003) is not required. A Form 4 – Minimal Impact Certification is attached to the assessment.

5.2 Soil, water and wastewater management

The Development will be constructed in accordance with the engineered design and geotechnical recommendations. During construction, temporary environmental controls will be implemented in accordance with the SEMP to mitigate potential impacts on soil and water quality in the locality.

5.2.1 Waterfront land assessment

The Water Management (General) Regulation 2018 hydroline spatial data 1.0 shows a mapped watercourse located to the west of the Development (refer **Figure 5**). Ground-truthing confirmed this watercourse is not present in the location mapped and an unmapped watercourse is located to the east of the site within 40 m of the Development footprint, refer **Figure 2**. Therefore, an assessment has been carried out in accordance with the DPE (2022) *Fact Sheet: Controlled activities – Guidelines for riparian corridors on waterfront land* (Waterfront Land Guidelines).

Figure 5: Water Management (General) Regulation 2018 hydroline spatial data 1.0 (NSW Government 2024d)

The watercourse is classified as a first order stream with a channel width of approximately 4 m. The vegetated riparian zone is 10 m. Therefore, the total riparian corridor is 24 m. The Development is located outside of the riparian corridor as shown on **Figure 2**.

No adverse impacts to the watercourse or its associated riparian corridor are anticipated. The Development will be constructed in accordance with the engineered design and temporary environmental controls will be implemented in accordance with the SEMP during construction to mitigate potential impacts on the receiving environment. All disturbed land will be rehabilitated following construction completion to ensure the ground is left in an erosion resistant state.

Figure 6: Watercourse adjacent to Development site (photo facing upstream)

Figure 7: Watercourse adjacent to Development site (photo taken approx. 10 m downstream of proposed water tank location)

5.3 Biodiversity

The Ecological Assessment prepared by Eco Logical Australia (2024) (**Appendix C**) concluded:

- The Development will not result in any adverse impacts on threatened species, populations or ecological communities and will not have a significant impact on these entities pursuant to the NSW *Biodiversity Conservation Act 2016* or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.
- The Development will not result in any substantial adverse impacts on native vegetation communities or associated fauna habitats, nor will there be any impacts on flora species of conservation significance, important fauna habitats, habitat connectivity or any other biodiversity values of conservation significance.

5.4 Waste management

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

5.5 Social and economic

The Development will result in direct investment into the resort's water supply infrastructure, providing additional water storage capacity for future development.

5.6 European cultural heritage

The Development will not impact on European cultural heritage.

5.7 Aboriginal cultural heritage

The Aboriginal Cultural Heritage Due Diligence Assessment prepared by Past Traces (2024) (**Appendix D**) concluded:

- There are no known heritage sites or areas of PAD within the project area. There are no heritage constraints on the project.
- It is an offence to disturb an Aboriginal site without an AHIP as all Aboriginal objects are protected under the NSW *National Parks and Wildlife Act 1974*. Should any Aboriginal objects be encountered during works then works must cease and a heritage professional contacted to assess the find. Works may not recommence until cleared by NSW Heritage.

5.8 Air quality, noise and vibration impacts

There is potential for airborne dust to be generated during construction from truck movements, and during earthworks. The nearest tourist accommodation is located approximately 150 m south-east of the site. Guests may be subject to the noise from truck movements along Crackenback Drive and Cascade Close during construction. The tourist accommodation is screened from the site via dense vegetation. With the implementation of environmental controls outlined in the SEMP, potential dust and noise impacts from construction will be negligible and short-term.

5.9 Access and traffic

The site is accessible via the access track off Cascade Close. The access track is limited to authorised vehicles only, and forms part of the golf course loop and Meadows Nature Track (refer **Figure 8**). Construction is not expected to impact upon the mountain bike and walking trails.

Appropriate signage and fencing will be installed to exclude riders and pedestrians from the active construction site.

Figure 8: Existing roads, access tracks and trails in the locality

5.10 Visual amenity

The additional water tank and associated infrastructure is consistent with the existing land use. The site is screen from key public vantage points, therefore the visual impacts are considered acceptable.

6 Conclusion

This application is seeking development approval for the installation of a water tanka and associated infrastructure within Thredbo Alpine Resort.

In accordance with the requirements of the EP&A Act, EP&A Regulations and Precincts – Regional 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 not result in any significant adverse impacts.

The Development is considered within the public interest as it will provide additional water storage capacity within Thredbo.

7 References

AssetGeoEnviro 2024, Geotechnical Assessment for Crackenback Ridge Water Supply Upgrade, Thredbo Village, Ref: 7480-2-R1.

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.

DECC 2007, *Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park*, New South Wales, Department of Environment and Climate Change, National Parks and Wildlife Service.

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DECCW 2010, *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*, Department of Environment, Climate Change and Water, https://www.heritage.nsw.gov.au/search-for-heritage/publications-and-resources/aboriginal-cultural-heritage-publications/

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NSW Government 2024b, Biodiversity Values Map and Threshold Tool, https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap

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Past Traces 2024, Aboriginal Cultural Heritage Due Diligence Assessment Crackenback Ridge Water Supply Upgrade. Report prepared for Kosciuszko Thredbo Pty Ltd.

8 Appendices

Appendix A Desktop Search Results

Appendix B Geotechnical Assessment

Appendix C Ecological Assessment

Appendix D Aboriginal Cultural Heritage Due Diligence Assessment