



Crackenback Ridge Water Supply, Thredbo

Development Application Assessment
DA 24/19221

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Glossary

Abbreviation	Definition
BC Act	<i>Biodiversity Conservation Act 2016</i>
BC Regulation	<i>Biodiversity Conservation Regulation 2017</i>
BDAR	Biodiversity Development Assessment Report
BVM	Biodiversity Values Map
Consent	Development Consent
CPP	Community Participation Plan
Department	Department of Planning Housing and Infrastructure
DCCEEW	Department of Climate Change, Energy, the Environment and Water
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 reserved under the <i>National Parks and Wildlife Act 1974</i>
Minister	Minister for Planning
NPWS	NSW National Parks and Wildlife Service
Planning Secretary	Secretary of the Department of Planning, Housing and Infrastructure
Precincts - Regional SEPP	<i>State Environmental Planning Policy (Precincts – Regional) 2021</i> (as amended), that includes Chapter 4 – Kosciuszko National Park and Alpine Resorts
SEE	Statement of Environmental Effects
SEMP	Site Environmental Management Plan
SEPP	State Environmental Planning Policy

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1 Introduction

1.1 Introduction

This report contains the Department's assessment of the Development Application (DA 24/19221) lodged by Kosciuszko Thredbo Pty Ltd (the Applicant) seeking approval to upgrade the existing water supply storage capacity within Lot 876 DP 1243112 in the Thredbo Alpine Resort, Kosciuszko National Park (KNP).

The development site is within Thredbo Village (refer to **Figure 1**), where the Applicant holds the Thredbo Head Lease and provides services to Thredbo Village, including water supply storage and distribution.

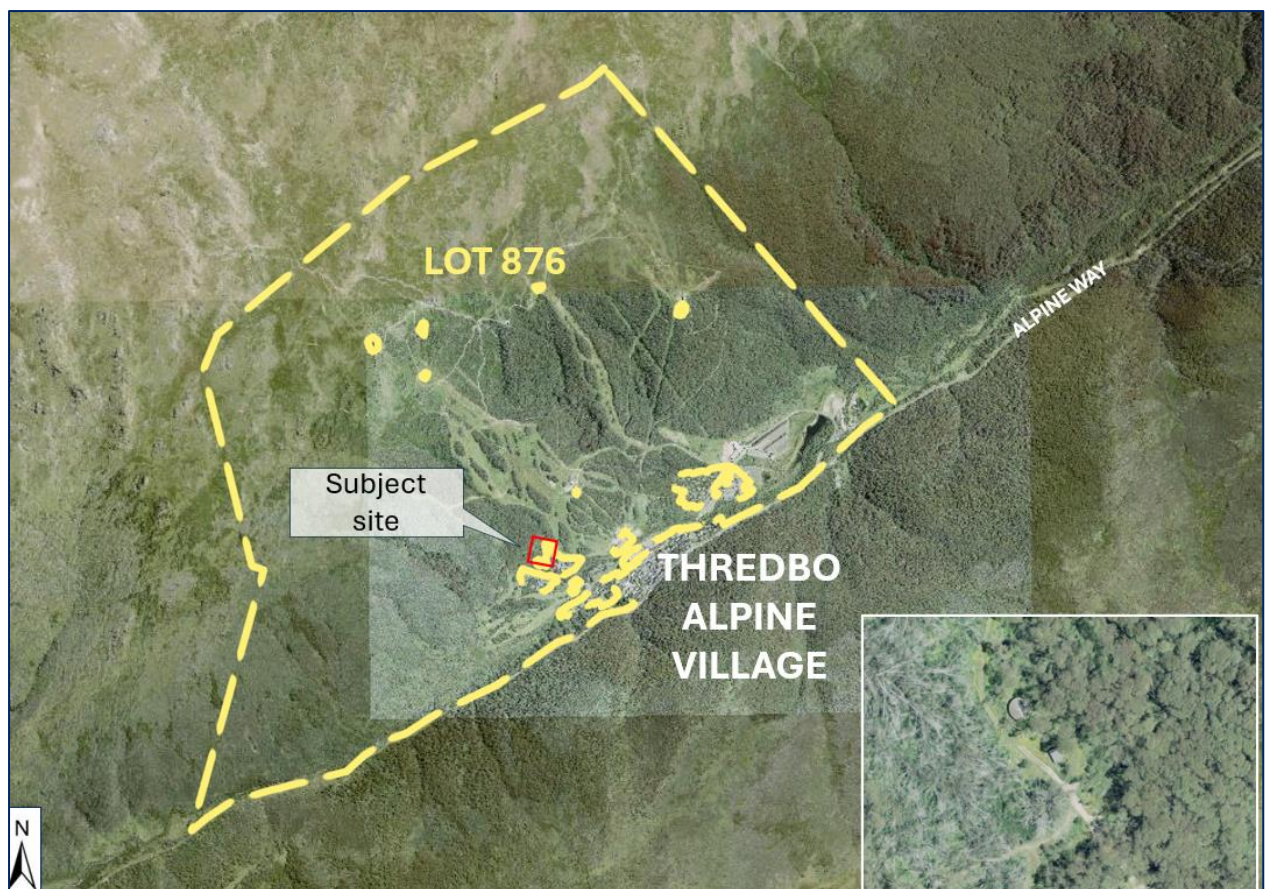


Figure 1 | Development site (outlined in red) in the context of Thredbo Village (Source: NSW Planning Portal Spatial Viewer (2025), with annotations)

The development project site is located within the Thredbo Golf Course, which contains an existing water supply tank and pump house. The site is flanked by native vegetation to the north, east and west. There is also an access track to the east, which connects to the Thredbo Village via Cascade Close. The site context is shown in **Figure 2**.

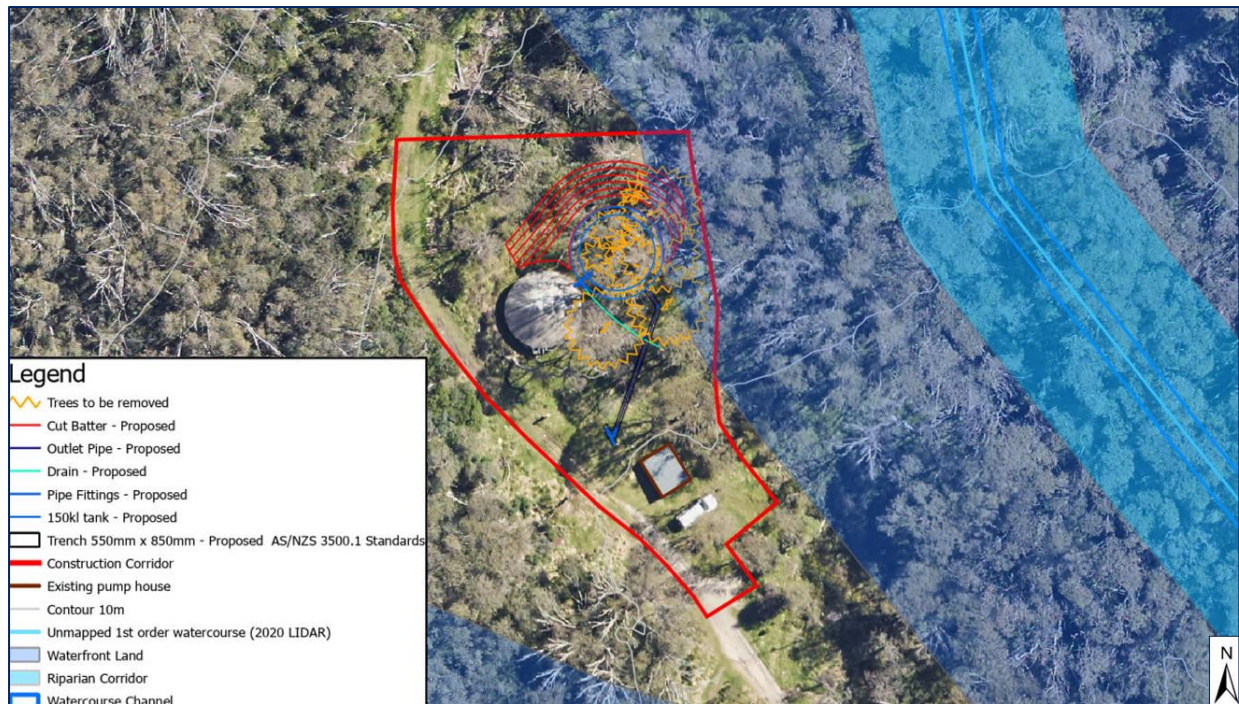


Figure 2 | Site plan identifying the proposed water supply storage tank and ancillary works (Source: Applicant's Statement of Environmental Effects [SEE] 2024)

1.2 Proposed development

The Applicant seeks approval for the installation of a new 150 kilolitre (kL) water supply storage tank to support future works within the Thredbo Golf Course, subject to a separate application. The proposed water supply storage tank will be identical in size to the existing, with storage dimensions of 9 metres (diameter) by 2.4 metres (height) as shown in **Figure 3**. The tank will maintain a top water level (TWL) of 1436.20 metres Australian Height Datum (AHD) and a bottom water level (BWL) of 1434.4 metres AHD).

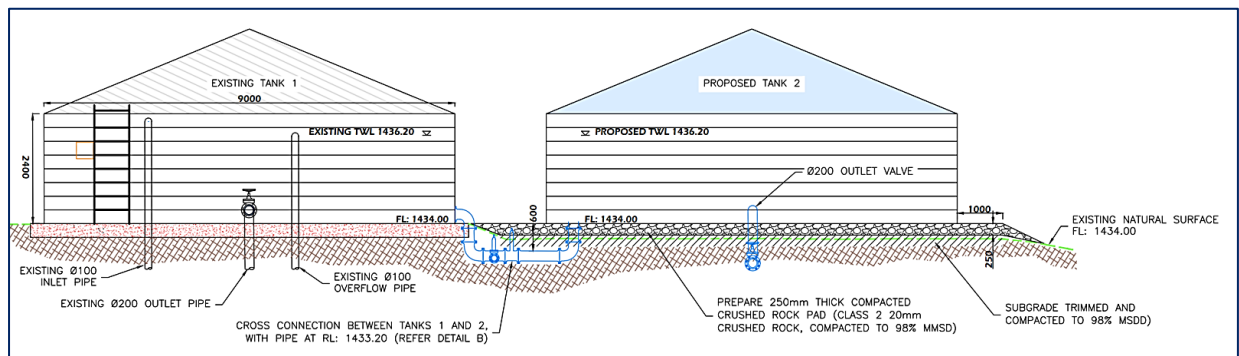


Figure 3 | Existing and proposed water supply storage tanks (Source: Applicant's SEE 2024)

To support the water supply storage tank, the following ancillary works are proposed:

- clearing of approximately 200m² of native vegetation identified as Subalpine Woodland
- earthworks, including the formation of a crushed rock pad with a diameter of approximately 11 metres
- trenching within a 550mm (width) by 800mm (depth) corridor to support the installation of:

- cross-connection pipe and valve unit connecting the existing and proposed water supply storage tanks. The pipe and valve unit are to be 200mm diameter
- polyvinyl chloride (PVC) pipe and outlet valve connecting the proposed water supply storage tank to the existing pipe infrastructure leading into the pump house
- site rehabilitation and clean-up.

The proposed ancillary works are shown in **Figure 4** and **Figure 5**.

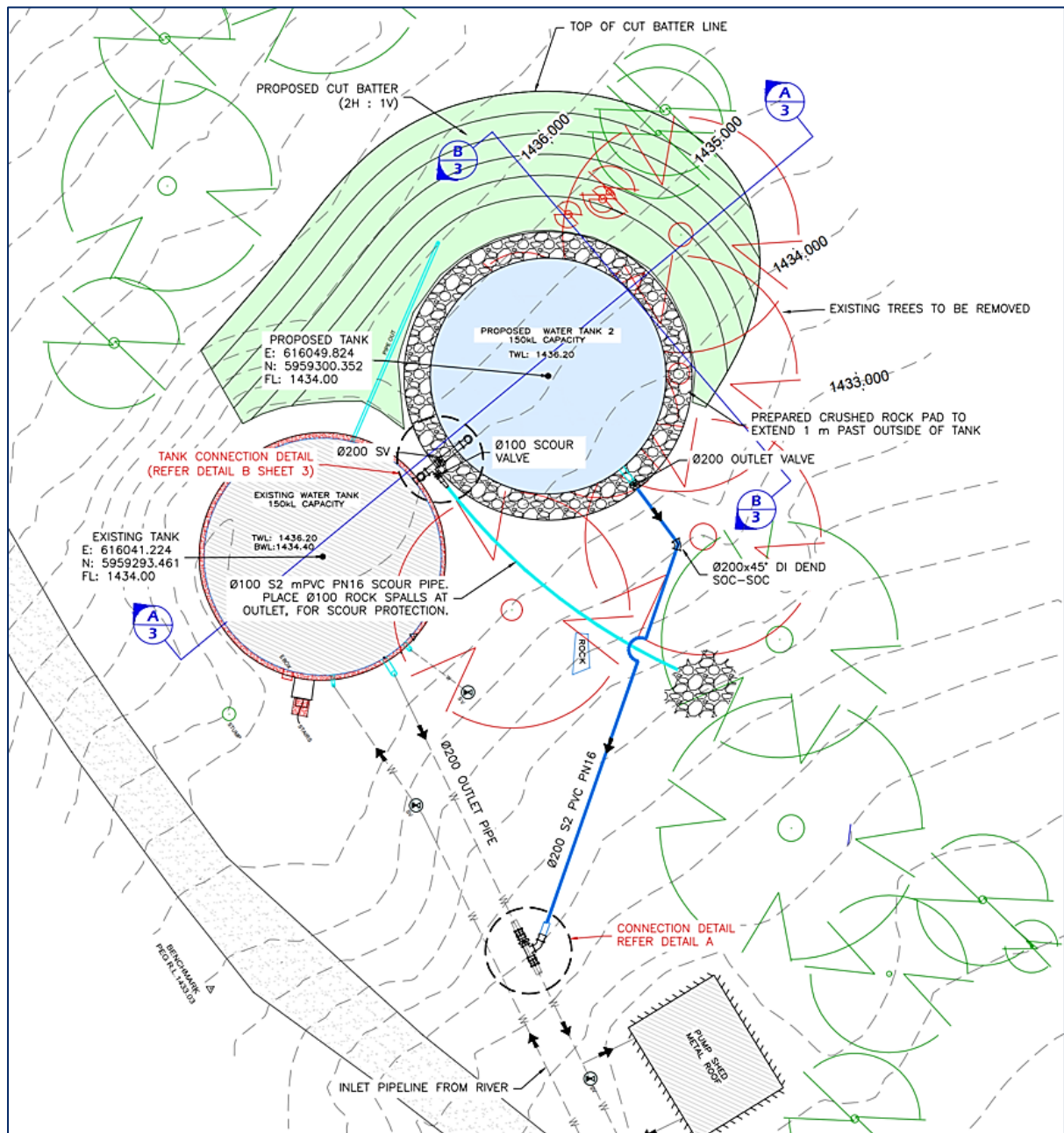


Figure 4 | Site map identifying the proposed water supply storage tanks and ancillary structures (Source: Applicant's SEE 2024)

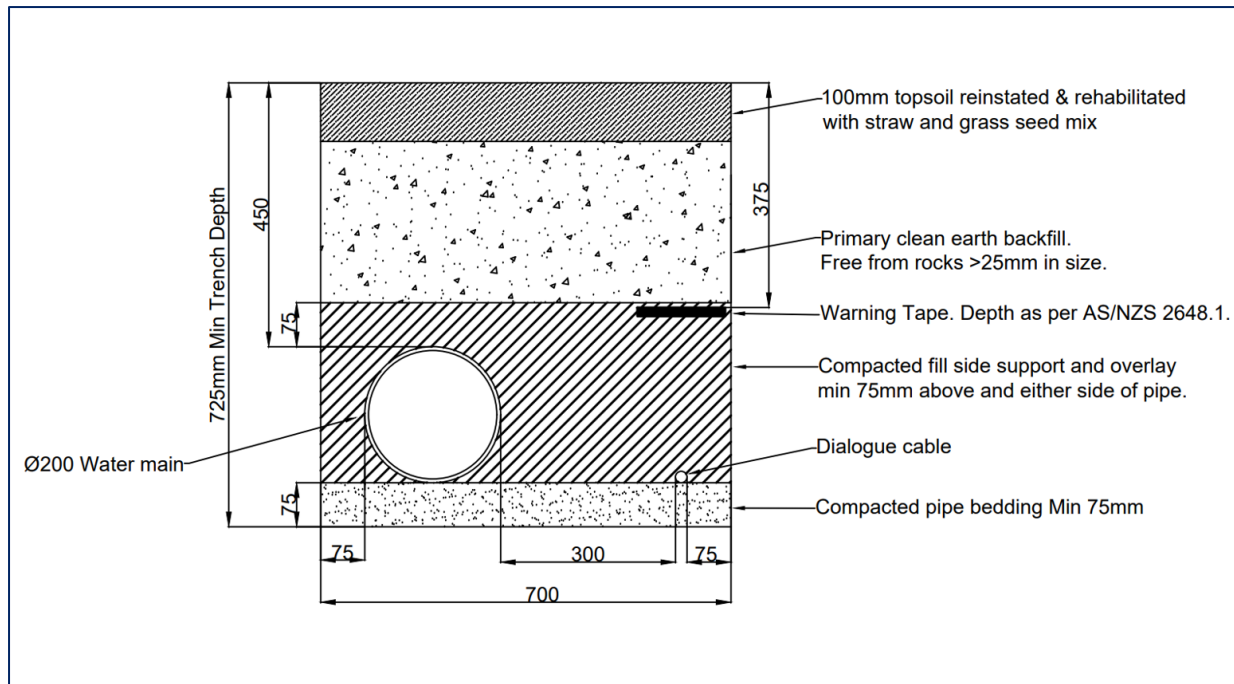


Figure 5 | Cross section identifying trenching details (Source: Applicant's SEE 2024)

During construction, the site will be accessed by construction vehicles from the access track adjoining Cascade Close. The Applicant notes that the access track is for authorised Kosciuszko Thredbo (KT) vehicles only. Construction is expected to occur during the 2025 / 2026 summer period, being the period between the October long-weekend and 30 April.

The Applicant advises that the purpose of the development is to support the proposed Thredbo Golf Course Subdivision (DA 23/13081 - currently under assessment) and is a result of advice received from technical specialists who identified that the resulting demand of the subdivision would require an additional water supply storage tank of equal capacity to the existing.

The estimated development cost for the proposal is \$191,446.75.

Documents relating to this assessment report can be found on the NSW Planning Portal website at:

<https://www.planningportal.nsw.gov.au/development-assessment/state-significant-applications/projects/state-development-applications>

2 Matters for Consideration

2.1 Strategic Context

South East and 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 proposal is consistent with the Regional Plan as it relates to the provision of water supply infrastructure to service the operation of the Thredbo Alpine Resort. The proposal will allow the resort to continue to meet the year-round demands of the community for accommodation and services within KNP, supporting continued visitation to the NSW Alpine Region.

Snowy Mountains Special Activation Precinct Master Plan

The Snowy Mountains Special Activation Precinct Master Plan outlines the 40-year vision for the Snowy Mountains as a year-round tourist destination with new business opportunities, services and community infrastructure for the people that live, work and visit the region.

Section 9.1 relates to the Thredbo Alpine Resort. The proposal is consistent with the Master Plan as the proposal relates to supporting new and upgraded infrastructure in an environmentally sensitive way to support visitation within Thredbo Alpine Resort and KNP.

Precincts - Regional SEPP

The proposal is consistent with Chapter 4 of the Precincts - Regional SEPP as the development will be undertaken in an ecologically sustainable way to prevent adverse environmental, social or economic impacts on the natural or cultural environment, ensuring that KNP values are being protected and upheld.

Under the provisions of section 4.27 of the Precincts - Regional SEPP, the National Parks and Wildlife Service (NPWS) have a commenting role as the land manager, which includes administering the Plan of Management framework for KNP that incorporates objectives, principles and policies to guide the long-term management of the KNP. NPWS have recommended conditions to prevent adverse environmental, social or economic impacts on the natural or cultural environment.

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 contribution of visitation to the Snowy Mountains to the regional and state tourism economy.

The proposal is consistent with the draft Regional Plan as it will not result in adverse biodiversity impacts and will improve water supply capacity to accommodate visitors within KNP. This supports visitor

experience and the maintenance of visitation to KNP as a year-round destination, along with sustaining the local, regional and state economy.

2.2 Permissibility

The proposal includes the installation of a water supply storage tank (infrastructure facilities) and ancillary works, consistent with the definitions in Schedule 4A of Chapter 4 of *State Environmental Planning Policy (Precincts – Regional) 2021* (the Precincts - Regional SEPP).

Pursuant to section 4.7 of the Precincts - Regional SEPP, '*infrastructure facilities*' are permissible with consent within the Thredbo Alpine Resort.

2.3 Mandatory Matters for Consideration

Objects of the EP&A Act

Table 1 | Objects of the EP&A Act

Objects of the EP&A Act	Consideration
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,	<p>The proposal supports the ongoing orderly and economic use of the site through the provision of additional water supply storage facilities for Thredbo Alpine Village.</p> <p>Vegetation within the proposed development site comprises a mix of exotic and native species which have already been modified and disturbed.</p> <p>The construction impacts will be maintained in a construction footprint that minimises further impacts on surrounding biodiversity.</p>
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	<p>The proposal would not have an unacceptable impact on the environment, as discussed throughout this report. By ensuring development is undertaken in an environmentally responsible manner that conserves the remaining biological diversity and ecological integrity of the site, the development is considered to be compatible with the principles of ecologically sustainable development. Mitigation measures to protect the environment during construction have been included in the recommended conditions of consent.</p>
(c) to promote the orderly and economic use and development of land,	<p>The development seeks approval for works that support the future development of tourist accommodation, allowing the continued operation of</p>

Thredbo Alpine Resort. This supports visitation year-round, including for winter snow sports and summer bushwalking and mountain bike activities, thus promoting the ongoing orderly and economic use of the land.

(d) to promote the delivery and maintenance of affordable housing,	Not applicable to this proposal.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,	Impacts upon the environment have been limited to avoid sensitive areas identified on the Biodiversity Values Map, and no impact on threatened species is anticipated. An assessment of impacts is provided in Section 4 .
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	<p>The development site is located within a primarily disturbed area of the Thredbo resort. The proposed development is not anticipated to result in any adverse impacts upon built and cultural heritage, including Aboriginal cultural heritage.</p> <p>The NPWS raised no concerns in relation to the Due Diligence assessment provided by the Applicant and likely impacts on Aboriginal cultural heritage. The proposal is considered to have an extremely low potential to impact on unrecorded objects or sites in the locality. Any expected finds will require immediate investigation in accordance with the required NPWS protocols. The Department concludes that the proposal has demonstrated due diligence and is satisfactory in relation to avoiding impacts on built and Aboriginal cultural heritage. A condition will be applied relating to the necessary actions to be undertaken by contractors in the event of the location of any potential items of cultural relevance during works. No additional assessment is required.</p>
(g) to promote good design and amenity of the built environment,	The Department considers that the proposed works will not detract from any built form. The changes are considered minor and remain compatible with the setting and surrounds.
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,	The Department has recommended conditions of consent to ensure the works are undertaken in accordance with legislation, guidelines, policies and procedures to ensure the health and safety of people

and animals who may be present in the area of works (refer to **Appendix A**).

- | | |
|---|--|
| (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State, | The Department consulted with the National Parks and Wildlife Service (NPWS) and the Department of Climate Change, Energy, the Environment and Water – Water Group (DCCEE Water), and considered their response (refer to Section 3 and Section 4). |
| (j) to provide increased opportunity for community participation in environmental planning and assessment. | The proposal was exhibited on the NSW Planning Portal where it was made publicly available for 28 days in accordance with the Department's Community Participation Plan (refer to Section 3). |

Considerations under section 4.15 of the EP&A Act

Table 2 | Section 4.15(1) Matters for Consideration

Section 4.15(1) Evaluation	Consideration
(a)(i) any environmental planning instrument (EPI)	<p>The Precincts - Regional SEPP is the principal EPI which applies to the site for this type of development. An assessment against the requirements of Chapter 4 of the Precincts - Regional SEPP is provided below.</p> <p>The Department is satisfied that the Application is consistent with the requirements of Chapter 4 of the Precincts - Regional SEPP.</p>
(a)(ii) any proposed instrument	Not applicable to the proposal.
(a)(iii) any development control plan	The Alpine DCP 2025 came into effect after the application was made and is not applicable to the proposal.
(a)(iiia) any planning agreement	Not applicable to the proposal.
(a)(iv) the regulations	<p>The application satisfactorily meets the relevant requirements of the EP&A Regulation, particularly the procedures relating to development applications (Part 3 and Part 4) and fees (Part 13 and Schedule 4).</p> <p>The Department has undertaken its assessment in accordance with all relevant matters as prescribed by the regulations, the findings of which are contained within this report.</p>

(a)(v) any coastal zone management plan	Not applicable to the proposal.
(b) the likely impacts of that development	The Department has considered the impacts of the development, where the proposal is considered likely to have positive economic and social impacts while the environmental and cultural values of the site and locality will be maintained. Environmental impacts will be contained where possible and site works can be appropriately managed and mitigated through conditions of consent.
(c) the suitability of the site for the development,	The site is suitable for the development as it is co-located with existing water supply infrastructure, which supports the ongoing operation of the Thredbo Alpine Resort and surrounding park-based activities in KNP.
(d) any submissions made in accordance with this Act or the regulations,	Consideration has been given to advice from the NPWS and DCCEEW – Water Group. Refer to Section 3 and Section 4 of this report.
(e) the public interest.	<p>The works are consistent with the aim and objectives of Chapter 4 of the Precincts - Regional SEPP, including the objective to encourage a suitable range of development in the Resort areas to support sustainable tourism in the Alpine Region. Improving infrastructure that supports Thredbo as a tourist destination underpins the viability of the Resort.</p> <p>Temporary impacts to the environment have been identified and will be appropriately managed, mitigated and contained. The development is considered to support the economic viability of the resort while maintaining the health and diversity of the environment, thereby supporting the principles of ESD.</p> <p>The proposal is considered to be consistent with the public interest.</p>

Environmental Planning Instruments

State Environmental Planning Policy (Precincts - Regional) 2021 (Precincts - Regional SEPP) is the principal EPI applicable to the development. Consideration of the relevant provisions to the proposal within Chapter 4 of the Precincts - Regional SEPP is provided in **Table 3**.

No contamination within the site and surrounding area has been identified. There are no further matters under *State Environmental Planning Policy (Resilience and Hazards) 2021* that need to be considered.

Table 3 | Precincts - Regional SEPP, Chapter 4 considerations

Chapter 4 - Precincts - Regional SEPP - Kosciusko Alpine Region	
Section 4.9 Demolition	
The demolition of a building or work on land in the Alpine Region	The proposal does not relate to the demolition of a building.
Section 4.21 Heritage conservation	
European heritage	The proposed works will not impact any European heritage items.
Aboriginal heritage	<p>The application was supported by a Due Diligence report (Past Traces 2024) which concluded that the proposed development is unlikely to disturb any relics. Additionally, NPWS raised no concerns with the proposal.</p> <p>A condition has been recommended that should any Aboriginal objects be uncovered during construction, any works impacting the objects must cease immediately and the NPWS contacted for assessment of the site.</p>
Section 4.24 Flood planning	
Development on land in the flood planning area	<p>The site adjoins an unnamed watercourse, with works to occur within the riverine corridor. Land within the development site is not subject to flooding.</p> <p>The application was referred to DCCEEW – Water Group as the consent authority for integrated development on waterfront land, and for the issue of a controlled activity approval (if necessary) in accordance with the <i>Water Management Act 2000</i>. DCCEEW – Water Group raised no objection to the proposal, as discussed further in Section 3 of this report.</p>
Section 4.25 Earthworks	
Impact of earthworks	Earthworks relating to excavation for trenching is required for the installation of the pipelines. Clean excavated soil may be temporarily stockpiled onsite and reused to backfill excavations and for rehabilitation. Excess spoil will be removed and stored off-site.

Measures to avoid and mitigate impacts from the works have been outlined in the documentation accompanying the development application, including the Site Environmental Management Plan.

The Department considers that the earthworks proposed are unlikely to cause significant disruption to drainage patterns or soil stability in the locality of the development. Works will be undertaken to avoid impacts on the environment or the amenity of KNP visitors while supporting the current use of the land.

A condition of consent will require appropriate sedimentation and erosion control measures to be in place in accordance with the NPWS Guidelines, and for the appointment of an Environmental Officer to manage the development.

Section 4.27 Consultation with National Parks and Wildlife Service

Consult with, and consider submissions from, the NPWS

The proposal was referred to NPWS, who provided minor comments. Refer to consideration of NPWS referral comments in **Section 3** of this report.

Section 4.28(1) – Consideration of master plans and other documents

(a) the aim and objectives of this policy, as set out in section 4.1

The proposal is consistent with the aim and objectives of Chapter 4 of the Precincts – Regional SEPP in that the development will be managed with regard to the principles of ESD. The proposal is considered appropriate as it relates to the provision of infrastructure services to the Thredbo Alpine Resort, while having an acceptable impact on the environment.

(b) *(Repealed)*

(c) a conservation agreement under the *Environment Protection and Biodiversity Act 1999* of the Commonwealth that applies to the land,

Not applicable to the development.

(c) the *Geotechnical Policy -Kosciuszko Alpine Resorts* published by the Department in November 2003,

The application was supported by a Geotechnical Assessment indicating that the site is within the identified 'G' area on the Department's *Geotechnical Policy – Kosciuszko Alpine Reports*, Thredbo Map.

The assessment provided commentary stating that the proposed works 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, the relatively small area of the development, and the lack of development upslope.

However, recommendations were included in the report for operational matters relating to excavation, cut angle, and foundation sitting. Preparation of a geotechnical report was not considered necessary.

A completed Form 4 – Minimal Impact Certification report was provided.

No further assessment on geotechnical matters is considered necessary.

- (d) for development in the Perisher Range Alpine Resort -
 - (i) the Perisher Range Resorts Master Plan, NPWS November 2001, and
 - (ii) the Perisher Blue Ski Resort Ski Slope Master Plan, NPWS May 2002.

Not applicable, as site is located within Thredbo Alpine Resort.

Section 4.29 Consideration of environmental, geotechnical and other matters

Under section 4.29(1) - In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following -

- (a) measures proposed to address geotechnical issues relating to the development,

Refer to comments in Section 4.28(1)(d) above.

- (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 proposed works are located within a previously disturbed area of the Thredbo Alpine Resort. Measures have been proposed by the Applicant to undertake the works in a way that will help avoid and mitigate impacts on the natural environment. The land is not subject to flooding. A condition will require the infrastructure to be constructed from fire-resistant materials to protect the asset from the impacts of bushfire.

Natural hazards have been adequately addressed.

- (c) the visual impact of the proposed development, particularly when viewed from the land identified as the

The site is not visible from the Main Range Management Unit.

Main Range Management Unit in the Kosciuszko National Park Plan of Management,

The proposal relates to the installation of a new water supply storage tank and ancillary works, co-located with existing water supply infrastructure. The tank does not exceed the height of the existing built form within the area, and is appropriately shielded by surrounding vegetation, therefore not creating a visual impact greater than what already exists.

(d) the cumulative impacts of development and resource use on the environment of the Alpine Subregion in which the development is carried out,

The development is not anticipated to result in significant changes to resource use. The cumulative impacts from the development in relation to site disturbance and tree removal are considered minor and appropriate in the context. No adverse cumulative impacts are anticipated from the proposed water supply storage tank and ancillary works.

The development will not generate additional visitation to Thredbo or result in any significant changes to resource use.

There are no anticipated disruptions to the mountain bike trail and walking track network, or surrounding road network during construction.

(e) the capacity of existing infrastructure and services for transport to and within the Alpine Region to deal with additional usage generated by the development, including in peak periods,

No impacts are anticipated on existing infrastructure and services for transport as a result of the development.

(f) the capacity of existing waste or resource management facilities to deal with additional waste generated by the development, including in peak periods.

The project will not generate ongoing operational waste. The capacity of existing waste facilities to deal with any waste from the project is considered adequate.

Under section 4.29(2) - For development involving earthworks or stormwater draining works, the consent authority must also consider -

Measures to mitigate adverse impacts associated with the works

No negative impacts to stormwater are anticipated.

Measures to mitigate impacts of the earthworks have been considered previously and are detailed further in **Section 4** of the report. The impacts are considered to be acceptable.

Under section 4.29(3) - For development the consent authority considers will significantly alter the character of an Alpine Subregion, the consent authority must also consider -

(a) the existing character of the site and immediate surroundings, and	The development will not significantly alter the character of an Alpine Subregion, or the character of the site and immediate surroundings.
(b) how the development will relate to the Alpine Subregion.	As above.

Section 4.30 Kosciuszko National Park Plan of Management

Consistency between the development and the Kosciuszko National Park Plan of Management	<p>The proposal relates to the construction of a new water supply storage tank and ancillary works.</p> <p>NPWS have commented that the works are consistent with the management objectives for Section 10.2 (Alpine Resorts Management Units), section 10.4 (Thredbo Management Unit), and section 11.6 (Environmental Quality)</p>
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Ecologically Sustainable Development (ESD)

The EP&A Act adopts the definition of ESD found in the *Protection of the Environment Administration Act 1991*. ESD initiatives and sustainability have been adequately considered by the Applicant and mitigation measures are proposed to be incorporated into the design.

The proposal is consistent with the ESD principles, and the Department is satisfied the proposed works have been developed having regard to ESD principles, in accordance with the objects of the EP&A Act, as follows:

- the works support the orderly and economic use of the site
- the proposal is not expected to adversely impact upon the health, diversity, or productivity of the environment for future generations, and
- the proposal does not appear to impact upon cultural heritage, including Aboriginal cultural heritage.

Biodiversity Conservation Act 2016

Section 1.7 of the EP&A Act requires the application of the *Biodiversity Conservation Act 2016* (BC Act) in connection with the terrestrial environment. The *BC Act* introduced a *Biodiversity Offsets Scheme (BOS)* that applies when:

- the amount of native vegetation being cleared exceeds a certain threshold area, or
- the impacts occur within an area mapped on the Biodiversity Values Map (BVM) published by the Minister for Environment, or

- the 'Test of Significance' (ToS), in section 7.3 of the BC Act, identifies that the development or activity is likely to significantly affect threatened species or ecological communities, or their habitats, or
- the works are carried out in a declared area of outstanding biodiversity value.

The Department notes that the amount of native vegetation proposed to be cleared does not exceed the relevant threshold for the parcel to trigger the BOS, and the proposed earthworks are not located within an area mapped on the BVM. There is currently no declared area of outstanding biodiversity within KNP.

The Applicant submitted an Ecological Assessment advising that the proposed works will result in relatively minor impacts on native vegetation relating to the removal of approximately 200m² of disturbed Subalpine Woodland. The works were assessed as not causing substantial modification to the hydrological environment, and overall, the development was not considered to affect any threatened ecological communities or any threatened flora species. No impacts to fauna habitat or habitat connectivity is expected.

The development was also considered unlikely to have a significant impact on any Commonwealth or State listed communities, threatened flora and fauna, or migratory species known to the area.

The proposed works 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*.

Water Management Act 2000

The proposed development is classified as integrated development under section 4.46 of the EP&A Act as works are to occur within 40 metres of a watercourse (**Figure 2**).

The application was referred to the DCCEE – Water Group who have issued General Terms of Approval (GTA) for the development. Prior to the commencement of works, the Applicant is required to obtain a Controlled Activity Approval (CAA) under the *Water Management Act 2000*.

3 Submissions

3.1 Department's engagement

The Department's Community Participation Plan, dated April 2024, prepared in accordance with Schedule 1 of the EP&A Act requires nominated integrated development applications be exhibited for a period of twenty-eight (28) days. As the application includes development that is within forty (40) metres of a watercourse, the Department exhibited the application between 22 January 2025 to 18 February 2025 on the NSW Planning Portal and notified all lodges within Thredbo Village of the works.

The application was also forwarded to State government agencies in writing, including:

- DCCEEW – Water Group pursuant to section 4.46 (integrated development) of the EP&A Act as a Controlled Activity Approval (CAA) under the *Water Management Act 2000* is required for development within forty (40) metres of a watercourse, and
- NPWS pursuant to section 4.27 of the Precincts - Regional SEPP.

3.2 Summary of submissions

NPWS

NPWS reviewed the application and raised no concerns, though commented that the SEMP incorrectly stated that no tree clearing is permitted, noting that tree removal can occur in accordance with standard protection measures to be included in the conditions of consent.

DCCEEW – Water Group

DCCEEW – Water Group issued GTA's for the proposal, requiring a CAA under the *Water Management Act 2000*.

Public Submissions

One public submission by way of objection was received during the exhibition period.

The submission related to the works proposed under DA 23/13081 for the Thredbo Golf Course subdivision. Consequently, the objections raised do not relate to the works proposed in this application.

The Department forwarded the submission to the Applicant, who reviewed the objections and notified the Department that they would not be providing a response.

4 Assessment

The Department has considered the relevant matters for consideration under section 4.15 of the EP&A Act, the SEE and supporting information, and the submission from NPWS in its assessment of the proposal. The key issues in the Department's assessment of the proposal are:

- impacts on biodiversity
- built form
- construction impacts and access.

4.1 Impacts on biodiversity

The Department has considered the potential biodiversity impacts associated with the proposal in consultation with NPWS, given the sensitive nature of the flora and fauna within KNP. The Department's assessment of the potential environmental impacts of the proposal along with appropriate mitigation and management measures are considered below:

Vegetation impacts

As discussed in **Section 2**, the proposed site is primarily disturbed land which does not contain, and is not adjacent to, high biodiversity values identified listed on the Biodiversity Values (BV) map. The Applicant's Ecological Assessment notes that the site and surrounding area primarily supports one native vegetation community, being Subalpine Woodland, as well as a mix of native and exotic groundcover. The site does not support any Endangered Ecological Communities (EEC).

To support the development, vegetation clearing of approximately 200m² of disturbed Subalpine Woodland is proposed, which accounts for less than 0.01% of the community within Thredbo Alpine Resort.

NPWS raised no concerns with the Applicant's assessment of vegetation impacts.

The Department is satisfied that the works are mainly confined to a primarily disturbed environment and there has been appropriate consideration of vegetation impacts. The development as proposed does not trigger the Biodiversity Offset Scheme.

The Department has recommended conditions to ensure that activities are contained within the approved construction corridor and rehabilitation of the site is in accordance with NPWS Guidelines.

Species impacts

The application is supported by a Test of Significance (ToS) which identified that although species are known to forage in the area such as the *Petroica phoenicea* (Flame Robin), the impacts would be minimal due to the extent of vegetation clearing and the widespread availability of habitats for affected species throughout the Resort. Additionally, impacts to *Mastacomys fuscus* (Broad-toothed Rat) which is listed as endangered under the BC Act and *Environmental Protection and Biodiversity Conservation Act 1999*, are unlikely given the habitat availability immediately surrounding the site and within Resort.

Given the minor amount of vegetation to be impacted, the Department in consultation with NPWS is satisfied that the development is unlikely to have a significant impact on any threatened fauna species. NPWS raised no concerns with the conclusions made within the Ecological Assessment, and

recommended conditions of consent for the inspection of vegetation for fauna, and fauna habitats prior to felling / removal.

Conclusion

The Department is satisfied the Applicant has taken the appropriate steps to avoid, minimise and mitigate the proposal's biodiversity impacts consistent with the principles of the BC Act and Regulation.

Conditions are recommended to ensure areas impacted by construction be rehabilitated in accordance with the *"Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park (DECC 2007)"*. Appointment of an Environmental Officer, engaged by the Applicant, will be required to review the works prior and during construction to ensure that the proposal meets the identified outcomes.

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

4.2 Built form

As discussed in **Section 2**, the proposed water supply storage tank will be constructed to the same dimensions as the existing tank to support future development within the Crackenback Ridge allotment of Thredbo Alpine Resort.

The Applicant states that the additional water supply storage tank is consistent with the use of the site, which contains an existing water supply storage tank and pump house (**Figure 6**). Additionally, the Applicant notes that the site is appropriately screened from key public areas, therefore minimising visual impact.



Figure 6 | The location of the proposed tank (within the red circle) in the context of the existing water supply storage tank and pump house (Source: Department's site visit 2025)

The Department notes that material details were not provided at the time of lodgement. Consequently, the Department has recommended conditions of consent requiring the Applicant to provide documentation to the satisfaction of the Certifier which demonstrates how works achieve *Planning for Bushfire Protection 2019* requirements, including the material form of the water supply storage tank being either concrete or metal.

Subject to compliance with the conditions of consent, the Department is of the view that the construction of the proposed works would not result in any increased visual impacts or result in adverse impacts to bushfire safety.

4.3 Construction impacts and access

Access to the development site will be from the access track via Cascade Close. No temporary diversions or closures of existing walking tracks or mountain bike trails will be required during construction of the Development.

Sediment control during works

The excavated material will be temporarily stockpiled upslope within the construction corridor before use for backfilling to prevent water ingress during excavation. Any excess excavated material will be transported off-site to the Thredbo stockpile site. Appropriate management and mitigation measures will be required to be implemented before, during and after construction in accordance with the SEMP, including erosion and sediment control measures which will need to be installed prior to works commencing and checked regularly.

Appointment of an Environmental Officer, engaged by the Applicant, will be required to review the works prior to and during construction to ensure that the proposal meets the identified outcomes. The Department has recommended standard construction conditions applied in the Alpine area, including requirements relating to the stabilisation and rehabilitation of the site commencing as soon as possible following the completion of each stage of work.

Subject to compliance with the measures detailed in the application and the conditions required to control sedimentation and erosion during works, the Department is of the view that the construction of the proposed works would not impact upon the sensitive riverine environment and adjacent waterway.

The Department is therefore satisfied that the temporary construction impacts and control measures proposed are adequate and appropriate to ensure the alpine environment will not be significantly impacted or diminished by the development and works can be undertaken and managed to avoid significant loss of amenity to Park users.

5 Recommendation

The Department has assessed the merits of the proposal in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes the proposal is acceptable as:

- the proposal is permissible with consent under the Precincts - Regional SEPP
- there will not be a significant impact on any threatened species, populations or ecological communities, and the natural environment and cultural values associated with KNP are protected
- the water supply storage tank will support the ongoing development of the Thredbo Alpine Resort while having a minimal and manageable impact on the environment.

Overall, the Department is satisfied that the proposal is suitable for the site and is in the public interest.

The Department, therefore, recommends that the application be approved, subject to recommended conditions. In accordance with the Minister's delegation of 9 March 2022, the Team Leader, Alpine Resorts Team, Regional Assessments, may determine the application as:

- no reportable political donation has been disclosed,
- there are less than fifteen (15) public submissions in which objection to the proposal has been raised,
- the application is in relation to land to which Chapter 4 of the Precincts - Regional SEPP applies.

It is recommended that the Team Leader - Assessment, Alpine Resorts Team, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report
- **accepts** and adopts the findings and recommendations in this report as the reasons for making the decision to grant consent to the application
- **agrees** with the key reasons for approval listed in the notice of decision
- **grants** consent for the application in respect of DA 24/19221, subject to the recommended conditions
- **signs** the attached Development Consent (**Appendix A**)

Recommended by:



Meg D'souza
Senior Planning Officer
Regional Assessments

Adopted by:



26/8/2025

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

Appendices

Appendix A – Recommended Instrument of Consent