



# **Statement of Environmental Effects**

Thredbo Alpine Hotel Food and Beverage Outlets  
– Building Alterations and Additions

Thredbo Alpine Resort  
Kosciuszko National Park, NSW

May 2025

Kosciuszko Thredbo Pty Ltd

## Document Control

Project Number: 24027ENG

| Revision | Date       | Status | Author  | Approved by |
|----------|------------|--------|---------|-------------|
| A        | 17/03/2025 | Draft  | C.Chalk | A.Harrigan  |
| 0        | 14/05/2025 | Final  | C.Chalk | A.Harrigan  |
|          |            |        |         |             |
|          |            |        |         |             |

### Kosciuszko Thredbo Pty Ltd

1 Friday Drive, Thredbo, New South Wales 2625  
[www.thredbo.com.au](http://www.thredbo.com.au)

## Table of Contents

|         |   |    |
|---------|---|----|
| 1       | Introduction .....  | 5  |
| 1.1     | Application Summary.....  | 5  |
| 1.2     | Supporting documentation .....  | 5  |
| 2       | Site Context.....   | 6  |
| 2.1     | Regional context.....   | 6  |
| 2.2     | Local context .....   | 6  |
| 2.3     | Present and previous land uses .....                                  | 6  |
| 2.4     | Previous approvals applicable to the site .....                       | 6  |
| 3       | Project Description.....  | 10 |
| 3.1     | Purpose of development.....   | 10 |
| 3.2     | Development components.....   | 10 |
| 3.2.1   | Authorise “use of existing food and beverage outlets.....             | 10 |
| 3.2.2   | Building alterations and additions .....                              | 10 |
| 3.2.3   | Liquor licence – amend Hotel general licence .....                    | 11 |
| 3.3     | Operational details.....  | 11 |
| 4       | Legislation and Statutory Framework .....                             | 11 |
| 4.1     | Commonwealth Legislation.....   | 11 |
| 4.1.1   | Environment Protection and Biodiversity Conservation Act 1999.....    | 11 |
| 4.2     | State legislation.....  | 12 |
| 4.2.1   | Environmental Planning and Assessment Act 1979.....                   | 12 |
| 4.2.2   | Biodiversity Conservation Act 2016 .....                              | 12 |
| 4.2.3   | State Environmental Planning Policy (Precincts – Regional) 2021 ..... | 12 |
| 4.2.4   | Rural Fires Act 1997 .....  | 16 |
| 4.2.4.1 | Planning for Bushfire Protection 2019 (PBP).....                      | 16 |
| 4.2.5   | Integrated Development .....  | 17 |
| 4.3     | Plans.....  | 17 |
| 4.3.1   | South East and Tablelands Regional Plan 2036.....                     | 17 |
| 4.3.2   | Snowy Mountains Special Activation Precinct Master Plan 2022 .....    | 17 |
| 4.3.3   | NSW Alpine Region Development Control Plan 2025 .....                 | 17 |
| 4.3.3.1 | Alpine DCP, Chapter 2.5 Minor alterations and additions.....          | 18 |
| 5       | Impact Assessment .....   | 20 |
| 5.1     | Geotechnical .....  | 20 |
| 5.2     | Waterfront land.....  | 21 |
| 5.3     | Biodiversity.....   | 22 |
| 5.4     | Socio-economic.....   | 22 |

|            |   |    |
|------------|---|----|
| 5.5        | Visual impacts .....                          | 22 |
| 5.6        | Air quality and noise .....                   | 22 |
| 5.7        | Access and traffic .....                      | 22 |
| 5.8        | Heritage.....                                 | 22 |
| 5.8.1      | Background .....                              | 22 |
| 5.8.2      | Heritage significance of the TAH .....        | 23 |
| 5.8.3      | Precincts – Regional SEPP, Section 4.21 ..... | 23 |
| 5.8.4      | National Heritage Listing.....                | 23 |
| 5.8.5      | Impact summary .....                          | 25 |
| 5.9        | Aboriginal cultural heritage.....             | 25 |
| 6          | Conclusion.....                               | 26 |
| 7          | References.....                               | 27 |
| 8          | Appendices.....                               | 28 |
| Appendix A | Desktop Search Results .....                  | 28 |

## Figures

|   |    |
|---|----|
| Figure 1: Regional Site Context.....  | 7  |
| Figure 2: Site Plan.....  | 8  |
| Figure 3: Izakaya premise .....   | 9  |
| Figure 4: Pizzeria premise .....  | 9  |
| Figure 5: Geotechnical policy map area (NSW Planning Portal Spatial Viewer, 2024).....    | 20 |
| Figure 6: Waterfront land review (Hydroline spatial data, NSW Government 2025c).....      | 21 |
| Figure 7: Extracted from Controlled activity exemption e-tool (NSW Government 2025d)..... | 22 |

## Tables

|   |    |
|---|----|
| Table 1: Application Details.....   | 5  |
| Table 2: Supporting documentation.....  | 5  |
| Table 3: EPBC Act Considerations.....   | 11 |
| Table 4: EP&A Act, Section 4.15 (1) Matters for consideration .....                               | 12 |
| Table 5: Precincts – Regional SEPP, Chapter 4 considerations .....                                | 13 |
| Table 6: Integrated development considerations .....  | 17 |
| Table 7: DCP Chapter 2.5 and 2.9 considerations .....   | 18 |
| Table 8: Significant Impact Assessment – Australian Alps National Parks and Reserves (AANP) ..... | 24 |
| Table 9: Aboriginal Cultural Heritage Due Diligence Process .....                                 | 25 |

# 1 Introduction

This Statement of Environmental Effects (SEE) has been prepared to support the Development Application (DA) for building alterations and additions to two food and beverage outlets within the Thredbo Alpine Hotel (hereinafter referred to as the Development).

## 1.1 Application Summary

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,<br>17 Friday Drive, Thredbo NSW 2625  |
| Lot/Plan                    | 861/DP1128686  |
| 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<br>(Precincts – Regional SEPP)   |
| Integrated Development      | Not Applicable   |
| Consent Authority           | Department of Planning, House and Infrastructure   |
| Permitted development type  | Commercial premises  |
| Summary of development      | This application relates to two food and beverage outlets – Alpine Pizzeria and Izakaya that are part of the Thredbo Alpine Hotel. This application is seeking consent for the following: <ol style="list-style-type: none"> <li>1. Authorise “use” of existing food and beverage outlet</li> <li>2. Building alterations and additions</li> <li>3. Amend the Pizzeria liquor licence and add Izakaya premises to both be part of the Hotel General Licence</li> </ol> |

## 1.2 Supporting documentation

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

Table 2: Supporting documentation

| Document                           | Title / Description  | Author/<br>Prepared by         | Date       | Document<br>Reference |
|------------------------------------|--|--------------------------------|------------|-----------------------|
| Site Environmental Management Plan | SEMP - TAH Food Premise Alterations  | Kosciuszko Thredbo Pty Ltd     | 14/05/2025 | Rev 0                 |
| Report                             | Building Code of Australia Compliance Overview Report, Izakaya Restaurant and Pizza Shop | AE&D Pty Ltd                   | 22/10/2024 | 12480 Rev.00          |
| Site Plan                          | Site Plan  | Kosciuszko Thredbo Pty Ltd, CC | 09/05/2025 | Rev A                 |
| Plan                               | Floor plan   | Jude Little                    | 12/05/2025 | Drawing No. 01, Rev C |
| Plan                               | Elevations 1   | Jude Little                    | 12/05/2025 | Drawing No. 02, Rev C |

| Document       | Title / Description                                 | Author/<br>Prepared by              | Date       | Document<br>Reference |
|----------------|---|-------------------------------------|------------|-----------------------|
| Plan           | Cover Sheet   | Jude Little                         | 12/05/2025 | Drawing No. 03, Rev C |
| Correspondence | Re: Pre-DA advice TAH Izakaya and Pizzeria Premises | Kosciuszko Thredbo Pty Ltd, NSW RFS | 08/05/2025 | Email                 |

## 2 Site Context

### 2.1 Regional context

The Development site is located in Thredbo, within the southern part of KNP, approximately 35 km south-west of Jindabyne in the Snowy Monaro Regional Local Government Area (LGA) (**Figure 1**).

### 2.2 Local context

The Thredbo Alpine Hotel (TAH) is located within the Thredbo Village and provides a range of food and beverage, retail, hospitality and hotel accommodation for resort guests (**Figure 2**). The building spans across a sloped site and overlooks the surrounding village from different angles. The TAH is bounded by Friday Drive and Mowamba place. The Izakaya (**Figure 3**) and Alpine Pizzeria (**Figure 4**) premises are on the ground level of the hotel, (known as the Keller concourse) adjacent to Friday drive.

### 2.3 Present and previous land uses

The history of the site is summarised below:

- 1950: The building comprised a smaller lodge building.
- 1963: The building was renovated and renamed as “Coach House Inn”.
- 1967: The building was renovated and significantly expanded, being renamed to the ‘Thredbo Alpine Hotel’. This included the west wing, bistro terrace and northern courtyard.
- 1967-1994: Historical plans (DBA 02, DJRD, 1994) show a gift shop on the east side of Shop 11, and a chemist on the western end. Shop 10 was also a pizza shop prior to 1994 but the premise was split with another shop known as ‘Carte de Range’
- 1994: DA/BA No. 94/C.52 – Approval for Thredbo Alpine Hotel shops 10 and shop 11 fit out and renovation as food service areas (known today as Alpine Pizzeria and Izakaya respectively). The layout of shop 11 was approved in 1994 with the kitchen on the opposite (eastern) side to its current (western) side location. They were approved as class 6 food premises.
- 1994-2003: Sometime during this period, shop 11 became Kebabz and in 2003 Kebabz was renovated to move the kitchen to the eastern side of the premise.
- 2011: Order no. 6 and Order no. 13 were issued for shop 11.
- 2023: Kebabz closed.
- 2024: Minor renovations were undertaken to turn the Kebabz shop into the current Izakaya (Japanese restaurant).

### 2.4 Previous approvals applicable to the site

DA/BA No. 94/C.52 – approval for a food license issued by NSW National Parks and Wildlife Service.





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





Scale: 1:871

0 5 10 20 30  
Meters

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



Site Plan

Project: 24027ENG  
Izakaya and Pizzeria Premises

Revision: A

Date: 09/05/2025

Produced By: CC





Figure 3: Izakaya premise



Figure 4: Pizzeria premise

## 3 Project Description

### 3.1 Purpose of development

The purpose of this application is to seek development consent for the use of the site and formalise the as-built layout. This includes the ongoing use of the shops as food premises. It also will facilitate works to update the premises to achieve building code compliance.

An amendment to the Hotel General Licence is also being sought to include the Pizzeria liquor licence and add the Izakaya premise.

### 3.2 Development components

#### 3.2.1 Authorise “use of existing food and beverage outlets

The Development aims to formalise the existing position of the kitchen/restaurant in the Izakaya premise, where historical consent for the change of the kitchen is unclear. Following closure of Kebabz 2023, minor renovations on the Izakaya premise were undertaken in 2024, including upgrading the dining area with new seating, adding a cosmetic wall to hide the cool room/storage area from the public view, and adding an overhead bulkhead to screen the exhaust from public view. This application is seeking to formalise the current as built layout.

This application is also seeking to formalise previous works within the Alpine Pizzeria.

#### 3.2.2 Building alterations and additions

This application is seeking approval to undertake the recommended works outlined in the Section 4 of the BCA Compliance Report (AE&D 2024).

| Item | Proposed Works   |
|------|--|
| 1    | <p>Except where contained in fire isolated shafts, as per item below, penetrations in the floor in all services cupboards must be fire stopped in accordance with BCA C4D15 and Specification 13.</p> <p>The areas to be upgraded are:</p> <ul style="list-style-type: none"> <li>• Downlights to be provided with fire rated covers.</li> <li>• Penetrations in the fire rated walls between the retail and hotel areas.</li> <li>• Fire rate conduits from rear storeroom with fire collar in Izakaya tenancy.</li> <li>• Repair existing fire collars installed in rear storeroom of Izakaya tenancy</li> <li>• Remove redundant mechanical ductwork and fire rate opening.</li> <li>• The fire dampers within the existing ductwork, must be checked for compliant operation and verified by the fire safety assessor as operational, if not to be rectified/ replaced for compliance with AS 1682.</li> <li>• The exhaust ducts running to the ceiling and to the roof must also be contained within a fire rated shaft and not discharge closer than 3m to another opening within the building.</li> </ul> |
| 2    | Performance solution will be required at the construction certificate stage to address existing paths of travel less than 1 wide.  |
| 3    | Install a handrail to the small set of stairs at the rear of the Izakaya Tenancy to comply with BCA Clause D3D22. Contrasting non-slip nosings also to be installed  |
| 4    | <p>Replace all sprinkler heads with fast response heads.</p> <p>If the exhaust hoods are to be used, the hood sprinklers are to be reactivated for use.</p>  |

|    |  |
|----|--|
| 5  | In a number of locations the smoke detectors must be relocated away from obstructions, such as light fittings.   |
| 6  | The existing exit and emergency lighting system must be maintained to AS 2293.1.   |
| 7  | Threshold Ramp to be installed to entry doorway to comply with AS 1428.1-2009.   |
| 8  | Ramped landing to be installed to front entry and performance solution at construction certificate stage required for justification under the BCA.<br>Clear opening to doorway must be not less than 850 mm. Doorway will require minor alterations. |
| 9  | It is recommended that the floor surfaces of both tenancies have a non-slip finish applied.  |
| 10 | Timber shelving in the Izakaya tenancy to be replaced with stainless steel shelving  |

### 3.2.3 Liquor licence – amend Hotel general licence

Currently, the Alpine Pizzeria has a liquor licence while the Izakaya premise does not. Approval is being sought to combine the Izakaya and Alpine Pizzeria premises under the general hotel liquor licence. Under the approval of the liquor licence the premises are to be considered ‘hotel F&B outlets’ rather than ‘restaurants’.

### 3.3 Operational details

The premises will operate year-round as per operational demand.

## 4 Legislation and Statutory Framework

### 4.1 Commonwealth Legislation

#### 4.1.1 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (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 buffer) are provided in the EPBC Act Protected Matters Report (**Appendix A**). An assessment of EPBC Act considerations 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   |
| 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  |



An EPBC Act referral to the Commonwealth Environment Minister is not recommended as the Development is unlikely to have a significant impact on any MNES or Commonwealth land.

## 4.2 State legislation

### 4.2.1 Environmental Planning and Assessment Act 1979

Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act) outlines matters that the consent authority is to take into consideration when determining a DA.

Table 4: EP&A Act, Section 4.15 (1) Matters for consideration

| EP&A Act, Section 4.15 – matters for consideration                      | Comment  |
|---|--|
| (a) (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  | Not applicable. There are no draft Environmental Planning Instruments that are applicable to the Development.  |
| (iii) any development control plan                                      | Refer to Section 4.3.3.  |
| (iiia) any planning agreement   | Not applicable. There are no planning agreements applicable to Thredbo under the Precincts – Regional SEPP.  |
| (iv) the regulations  | The DA and supporting information has been prepared in accordance with the relevant requirements of the EP&A Regulation.   |
| (b) 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 this document.       |
| (c) the suitability of the site for the development                     | The site suitability has been addressed in this document.  |
| (d) any submissions made in accordance with this Act or the regulations | Consideration will be given to submissions made.   |
| (e) the public interest   | The Development is considered within the public interest as it is for building works that will improve the food and beverage premises in the heart of Thredbo Village. |

### 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 Biodiversity Offset Scheme (BOS) will be triggered. The Development is for works on an existing building with no biodiversity impacts proposed, therefore the BOS will not be triggered.

### 4.2.3 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 5: Precincts – Regional SEPP, Chapter 4 considerations

| Precinct- Regional SEPP, Chapter 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   | The Development is for formalising building alterations and additions to a <i>commercial premise</i> which is permitted with consent under this section.  |
| Section 4.9 Demolition   | N/A   |
| Section 4.10 Temporary use of land   | N/A   |
| Section 4.21 Heritage Conservation   | Refer to <b>Section 5.8</b> for further assessment details.   |
| (1) The objective of this section is to conserve—<br>(a) the environmental heritage of the Alpine Region, and<br>(b) the heritage significance of heritage items, including associated fabric, settings and views, and<br>(c) Aboriginal heritage items and Aboriginal places.   | The Development will not impact on the heritage significance of the TAH, including its associated fabric, settings and views. The renovations are minor and will contribute to the conservation of the building.<br><br>The significance of the TAH will be retained. |
| (2) Development consent is required for the following in the Alpine Region—<br>(a) demolishing or moving a heritage item,<br>(b) altering a heritage item, including by doing the following to a heritage item that is a building—<br>(i) making changes to the detail, fabric, finish or appearance of the building's exterior,<br>(ii) making structural changes to the building's interior,                             | The Development is not for demolition of the TAH.<br><br>The TAH's prominent fabric and finish is timber cladding that has been painted in Basalt. The Development will not make any changes to the external fabric.  |
| (c) disturbing or excavating land that is, or contains, an Aboriginal heritage item,   | The Development will not result in any ground disturbing activities.  |
| (d) erecting a building on land that is, or contains, a heritage item,   | The Development is for minor alterations and additions to a food premise within the TAH.  |
| (e) subdividing land that is, or contains, a heritage item.  | Not applicable – the Development is not for subdivision.  |
| (3) Development consent is not required under this section for the following development—<br>(a) development that involves only the removal of a tree or other vegetation that the consent authority is satisfied is a risk to human life or property,<br>(b) exempt development,<br>(c) development that does not require development consent under section 4.14.   | As the proposed Development is minor and will not have an adverse effect on the heritage significance of the TAH, it may be permitted without consent under this clause.  |
| (4) The consent authority may, before work is carried out, give written notice to an applicant for development consent that development consent is not required under this section if the consent authority is satisfied the development—<br>(a) is of a minor nature or is for the maintenance of the heritage item, and<br>(b) the development will not adversely impact the heritage significance of the heritage item. | See comment against (3).  |
| (5) In deciding whether to grant development consent for development under this section, the consent authority—  | See comment against (3).  |

| Precinct- Regional SEPP, Chapter 4  | Comment   |
|---|---|
| (a) must consider the effect of the development on—<br>(i) the heritage significance of the heritage item, and<br>(ii) Aboriginal objects known or reasonably likely to be located on the land,<br>(b) may require the submission of a heritage conservation management plan, and   |   |
| (c) for development on land that is, contains or is near a heritage item— may require the preparation of a heritage impact statement.   | A heritage impact statement is not necessary given the minor scope of works. No alterations to the main fabric (timber cladding) is proposed. |
| (6) Development consent must not be granted to development on land that is, or contains, an Aboriginal heritage item, and that requires development consent under this section, unless the consent authority has—<br>(a) given written or other appropriate notice of the development to the local Aboriginal communities, and<br>(b) considered responses received from the communities within 28 days after the notice is given.  | Not applicable.   |
| Section 4.24 Flood planning   | The site is not located in a flood planning area and is not subject to flooding.  |
| Section 4.25 Earthworks<br>(3)(a) the likely disruption of, or adverse impact on, drainage patterns and soil stability in the locality of the development,<br>(b) the effect of the development on the likely future use or redevelopment of the land,<br>(c) the quality of the fill or the soil to be excavated, or both,<br>(d) the effect of the development on the existing and likely amenity of adjoining properties,<br>(e) the source of any fill material and the destination of any excavated material,<br>(f) the likelihood of disturbing relics,<br>(g) the proximity to, and potential for adverse impacts on, a waterway, drinking water catchment or environmentally sensitive area,<br>(h) appropriate measures proposed to avoid, minimise or mitigate the impacts of the development. | Not applicable due to the nature of the works – minor building alterations and additions.   |
| 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  | -   |
| (1) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following—<br>(a) the aim and objectives of this Chapter set out in section 4.1,  | -   |
| (c) a conservation agreement under the Environment Protection and Biodiversity Conservation Act 1999 of the Commonwealth that applies to the land,  | Not applicable.   |



| Precinct- Regional SEPP, Chapter 4  | Comment  |
|---|--|
| (d) the Geotechnical Policy —Kosciuszko Alpine Resorts published by the Department in November 2003,  | Refer to Section 5.1.  |
| (2) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider—<br>(a) a master plan approved by the Minister under section 4.26 that applies to the land, or<br>(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. | A masterplan has been approved.  |
| Section 4.29 Consideration of environmental, geotechnical and other matters   | -  |
| (1) (a) measures proposed to address geotechnical issues relating to the development,   | Not applicable due to the nature of the works.   |
| (b) the extent to which the development will achieve an appropriate balance between—<br>(i) the conservation of the natural environment, and<br>(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 <b>Section 4.3.3</b> . With the implementation of appropriate environmental controls during construction and operation, the Development is not anticipated to result in any significant adverse impacts on environmental values of the site and surrounds. |
| (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 upon the capacity of existing infrastructure and services for transport to deal with additional usage generated by 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 Development will not impact upon the capacity of existing waste or resource management facilities.   |
| (2) For development involving earthworks or stormwater draining works, the consent authority must also consider measures to mitigate adverse impacts associated with the works.   | Not applicable due to the nature of the works.   |
| (3) For development the consent authority considers will significantly alter the character of an Alpine Subregion, the consent authority must also consider—<br>(a) the existing character of the site and immediate surroundings, and<br>(b) how the development will relate to the Alpine Subregion.  | The Development will not alter the alpine resort character. The Development will contribute to improved food and beverage offerings in the Resort.   |

| Precinct- Regional SEPP, Chapter 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 Rural Fires Act 1997

The TAH is located in a designated bush fire prone area. Under Section 100B of the *Rural Fires Act 1997* the Commissioner may issue a bush fire safety authority for development of bush fire prone land for a special fire protection purpose (SFPP). The premises subject of this DA are class 6 (retail). The premises form part of the overall TAH which also contains other building classes including class 3 (hotel) which is considered SFPP.

##### 4.2.4.1 Planning for Bushfire Protection 2019 (PBP)

Under Section 6.5 of PBP, minor developments on SFPP buildings, including internal works and minor non-structural building alterations do not require a BFSA as these types of development do not have any influence on potential bush fire impacts and bush fire protection of the building.

Under Section 8.3.1 of PBP, it states *“The NCC does not provide for any bush fire specific performance requirements for these particular classes of buildings. As such AS 3959 and the NASH Standard are not considered as a set of Deemed to Satisfy provisions, however compliance with AS 3959 and the NASH Standard must be considered when meeting the aims and objectives of PBP.*

*Whilst bush fire is not captured in the NCC for Class 5-8 buildings, the following objectives will be applied in relation to access, water supply and services, and emergency and evacuation planning:*

- *to provide safe access to/from the public road system for firefighters providing property protection during a bush fire and for occupant egress for evacuation;*
- *to provide suitable emergency and evacuation (and relocation) arrangements for occupants of the development;*
- *to provide adequate services of water for the protection of buildings during and after the passage of bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building; and provide for the storage of hazardous materials away from the hazard wherever possible.*

*The general fire safety construction provisions of the NCC are taken as acceptable solutions however construction requirements for bush fire protection will need to be considered on a case-by-case basis.*

*Where a mixed use development is proposed to have a SFPP component, an appropriate mix of BPMs should be applied consistent with the SFPP provisions in Chapter 6”.*

Consideration of PBP below:

- Both premises are located nearby Friday Drive and Mowamba Place, providing occupant egress for evacuation and access for fire fighters.
- There is an existing Emergency Management Plan for the TAH. In the event of a bush fire, all occupants in the premises would be directed to evacuate as per the plan.
- The recommendations in relation to fire protection measures outlined in the BCA Report (AED 2025) will be installed in the premises.
- The TAH site is serviced by reticulated water and electricity services are located underground.

- The gas services are existing and no new gas supply points are proposed.

The Development does not have any influence on potential bush fire impacts and the bush fire protection of the building. For this reason, a BFSa is not necessary. Refer to the advice from NSW RFS provided with this application.

#### 4.2.5 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 not integrated development requiring any of the approvals listed below.

Table 6: Integrated development considerations

| 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 Development is consistent with the *South East and Tablelands Regional Plan 2036* (Regional Plan) as it will allow the resort to meet the demands of quality dining offerings in the ski resort.

#### 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 TAH is mapped in the Thredbo Village structure plan as 'Existing development' within a 'Development area'. The Development is for minor building alterations and additions to existing food and beverage outlets within the TAH.

#### 4.3.3 NSW Alpine Region Development Control Plan 2025

The NSW Alpine Region Development Control Plan (Alpine DCP) came into effect on 14 January 2025. The relevant provisions of the Alpine DCP have been considered in the subsequent section.



#### 4.3.3.1 Alpine DCP, Chapter 2.5 Minor alterations and additions

Chapter 2.5 of the Alpine DCP describes the relevant development controls applicable to ‘alterations, additions and minor works to existing buildings’. Such development does not need to consider other sections of the Alpine DCP (except Section 2.7 Historic Heritage). *\*Note, Historic Heritage is Section 2.9.*

Alterations, additions and minor works to existing buildings is, for the purposes of this section of the DCP, development that is carried out on any use for the following forms of internal and external building alterations:

**Internal building alterations** to construct, install, replace or renovate building elements such as:

- a. an internal window, doorway, wall, ceiling or floor lining, frame members, stairs and stairwells,
- b. kitchen or bathroom, built-in fixtures including a vanity, cupboard or wardrobe,
- c. sanitary fixture, including a grease trap,
- d. shelving or racking, partition, workstation or counter.

**External building alterations** to construct, install, replace or renovate building elements such as:

- e. painting, plastering, cement rendering, cladding, attaching fittings or decorative work,
- f. wall or roof cladding (including structural wall),
- g. a door, security screen or grille on a door or window, including enlargement/reduction of existing doors.
- h. security door or balustrade,
- i. entry features or porticos, balconies, decks, pergolas, terraces or verandahs, window box treatments, bay windows or similar features, awnings or other features,
- j. external window, glazed area or door, including enlargement/reduction of existing windows.

The Development comprises building alterations listed in this section, and therefore other sections (except for 2.9 Historic Heritage) do not need consideration, as stated in the Alpine DCP.

Table 7: DCP Chapter 2.5 and 2.9 considerations

| DCP Chapter Reference               | Controls   | Comments   |
|-------------------------------------|--|--|
| 2.5 Minor alterations and additions | <p><b>Controls</b></p> <p><b>C1.</b> Does not increase the height of the existing development or encroach into established setbacks, unless consistent with relevant controls in Chapter 2.2 and the relevant Sub-region.</p> <p><b>C2.</b> Development that involves alterations to improve equitable access to a building (including lifts, ramps, and stairs) is sympathetically integrated into the existing building and retains its original character and landscaped areas.</p> | <p>Complies: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p> <ul style="list-style-type: none"> <li>• C1: No change to height or setbacks proposed.</li> <li>• C2: Refer plans and BCA report, only minor modification proposed to entry.</li> <li>• C3: The Development is not located on a ridgeline.</li> <li>• C4: No excavation or filling is proposed.</li> <li>• C5: The building materials and colours will not impact on the existing character.</li> <li>• C6: Refer below for an assessment of the Development against Section 2.9 Historic Heritage</li> </ul> |

| DCP Chapter Reference        | Controls  | Comments   |
|------------------------------|---|--|
|                              | <p><b>C3.</b> Development on ridgelines does not result in any significant adverse visual impact.</p> <p><b>C4.</b> Development involving external works must not include excavation or filling, unless the alterations and additions are located within the existing building envelope.</p> <p><b>C5.</b> Building materials and colours are consistent with the existing building materials or sympathetic with the existing character of the immediate locality.</p> <p><b>C6.</b> Development relating to heritage items listed in the Precincts-Regional SEPP 2021 is consistent with Section 2.7 Historic Heritage.</p> <p><b>C7.</b> Development on land identified as bushfire prone must address the bushfire protection measures in the NSW RFS publication Planning for Bush Fire Protection (or equivalent)</p> | <ul style="list-style-type: none"> <li>C7: The TAH is located on Bush Fire Prone Land, refer <b>Section 4.2.4</b> for details.</li> </ul>  |
| <b>2.9 Historic heritage</b> | <p><b>Controls</b></p> <p><b>C1.</b> Where an adopted Conservation Management Plan (CMP) is in place for a heritage item, the development is consistent with that CMP.</p>  | <p>Complies: <input checked="" type="checkbox"/>Yes <input type="checkbox"/>No <input type="checkbox"/>Not Applicable</p> <p>There is no adopted CMP for the TAH. The minor building alterations and additions will not impact on the heritage significance of the TAH, refer to <b>Section 5.8</b> for further details.</p> |
|                              | <p><b>C2.</b> Heritage items, wherever possible, are incorporated into the design of the public domain in the Alpine Sub-regions where they are publicly accessible and can be appreciated by all.</p>  | <p>Complies: <input checked="" type="checkbox"/>Yes <input type="checkbox"/>No <input type="checkbox"/>Not applicable</p> <p>The Development is for alterations and additions to existing food premises with the TAH.</p>  |
|                              | <p><b>C3.</b> Redevelopment or upgrades to a heritage item listed in the Precincts-Regional SEPP 2021 removes inappropriate or unsympathetic alterations and additions to heritage items and reinstates significant missing details and building elements where possible.</p>   | <p>Complies: <input checked="" type="checkbox"/>Yes <input type="checkbox"/>No <input type="checkbox"/>Not applicable</p> <p>The food premises subject to this DA do not contain building elements that contribute to the heritage significance of the building.</p>   |
|                              | <p><b>C4.</b> Development on or adjacent to a heritage item listed in the Precincts-Regional SEPP 2021:</p> <p><b>a.</b> ensures that impacts to the heritage item are minimised through siting, the provision of curtilages, selection of appropriate materials and finishes, use of landscaping and fencing or other measures supported by a Statement of Heritage Impact; and</p>  | <p>Complies: <input checked="" type="checkbox"/>Yes <input type="checkbox"/>No <input type="checkbox"/>Not applicable</p> <p>The food premises subject to this DA do not contain building elements that contribute to the heritage significance of the building.</p>   |
|                              | <p><b>b.</b> provides further heritage assessment where the development is likely to have adverse impact on a heritage item or its</p>  | <p>Complies: <input type="checkbox"/>Yes <input type="checkbox"/>No <input checked="" type="checkbox"/>Not applicable</p> <p>The Development is unlikely to have an adverse impact on the heritage value of the TAH.</p>   |

| DCP Chapter Reference | Controls   | Comments |
|-----------------------|--|----------|
|                       | <p>value. Development is considered to have a material affect if it involves:</p> <ul style="list-style-type: none"> <li>i. the full or partial demolition of a building;</li> <li>ii. major alterations or additions involving the introduction of major new elements or harm to significant portions of original fabric;</li> <li>iii. minor alterations where significant fabric may be harmed, or elements added to original fabric that diminishes its value;</li> <li>iv. major adverse impacts, such as obscuring key views or dominating a heritage item, or the removal of evidence of significant historical associations; and</li> <li>v. impact to significant archaeological deposits.</li> </ul> |          |

## 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

The Development is for minor building alterations and additions within premises located outside of the “G” area on the maps accompanying the Geotechnical Policy Kosciuszko Alpine Resorts (DIPNR 2003) (Geotechnical Policy), as shown in **Figure 5**.

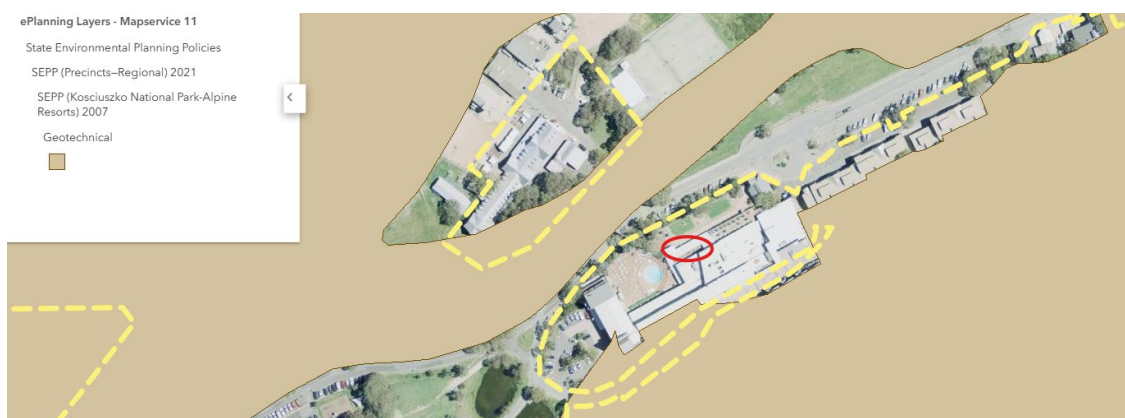


Figure 5: Geotechnical policy map area (NSW Planning Portal Spatial Viewer, 2024)



The Development falls within section 3.1 (a) of the Geotechnical Policy, being:

- (a) building alterations (including the making of, or an alteration to the size of, any opening in a wall or roof of a building, such as a doorway, window or skylight) comprising:
  - (i) non-structural alterations to the exterior of a building, such as painting, plastering, cement rendering, cladding, attaching fillings and decorative work; or
  - (ii) non-structural alterations to the interior of a building that do not result in the current load-bearing capacity of the building being exceeded;

No further geotechnical assessment is considered necessary.

## 5.2 Waterfront land

The Development site is located within 40 m of Thredbo River (**Figure 6**), classified as a third order watercourse under the Strahler System. No ground disturbance is proposed.

The Development is exempt from requiring a Controlled Activity Approval (CAA) as it meets the provisions of Schedule 4, Part 2 (31) (a) of the *Water Management (General) Regulation 2018* which states:

### **31 Controlled activities on certain waterfront land**

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

- (a) **a public road (refer Figure 7),**
- (b) **a hard stand space (such as a car park or building),**
- (c) **a levee bank, but only if the levee bank is in an urban area, was the subject of a development consent under the Environmental Planning and Assessment Act 1979 and is located within a designated high risk flood area (within the meaning of clause 45 of this regulation).**



Figure 6: Waterfront land review (Hydroline spatial data, NSW Government 2025c)

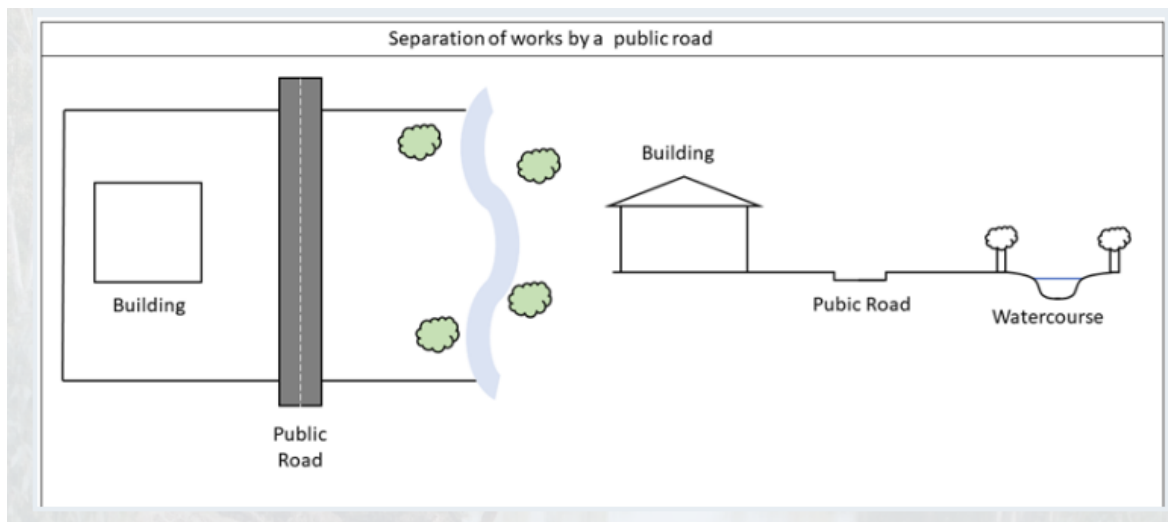


Figure 7: Extracted from Controlled activity exemption e-tool (NSW Government 2025d)

### 5.3 Biodiversity

No ground disturbance or vegetation removal is proposed. The Development will not have any impacts on biodiversity values.

### 5.4 Socio-economic

The Development is considered within the public interest as it is for building works that will improve the food and beverage premises in the heart of Thredbo Village.

### 5.5 Visual impacts

The Development is for minor building alterations and additions, predominately internal works. No adverse visual impacts are expected.

### 5.6 Air quality and noise

No air quality or noise impacts are expected from the Development.

### 5.7 Access and traffic

The Development will not result in traffic impacts. Pedestrians will be re-directed around the active work site during construction with fencing and/or signage.

### 5.8 Heritage

#### 5.8.1 Background

The TAH is listed a listed heritage item in Schedule 4 (Heritage Items – Chapter 4) of the Precincts – Regional SEPP. The TAH is located in the heart of the Thredbo Village. Since its original construction it has been a central area for guests, providing a mix of food and beverage premises, retail premises and accommodation uses. The overall form is characterised by sloping roofs, with the long-span roof of the main building being the most prominent form. The building is an uneven 'U' shape, with three storeys. A concourse area is located in the middle of the site facing north towards the ski slopes.

### 5.8.2 Heritage significance of the TAH

The *Thredbo Alpine Village Conservation Plan, Volume 2 – Inventory* prepared by Clive Lucas, Stapleton and Partners Pty Ltd in 1997 contains the following Statement of Significance for the TAH:

- **Principal significance** – Thredbo Alpine Hotel (formerly the Coach Horse Inn) possesses particular association with the Syndicate and early Lend Lease eras, providing the central place of accommodation provided by the head lessee as required by their lease. It also possesses the following values:
- **Historic** – It is an item which is representative of the Lend Lease phase of development of Thredbo
- **Aesthetic** – It is an item which has a strong 'Alpine' influence in its architectural style. The Hotel is part of a notable circulation and transportation route within the village complex. It is an item which is of notable landmark significance contributing to the layout of the village. It contributes to the townscape qualities of the pond and river group of buildings.
- **Social** – It is an item which is likely to be held in high regard by the first generation of ski enthusiasts that used the village.

The proposed works as a result of this DA will not affect principle, historic, aesthetic, or social significances listed above.

### 5.8.3 Precincts – Regional SEPP, Section 4.21

A review of the Development against Section 4.21 of the Precincts – Regional SEPP is provided in **Table 5**.

### 5.8.4 National Heritage Listing

The TAH is located within Kosciuszko National Park which forms part of the Australian Alps National Parks and Reserves (AANP), which is listed on the National Heritage List.

To determine whether a referral and formal assessment is required for the Development, an assessment against the significant impact criteria in the *Matters of National Environmental Significance: Significant Impact Guidelines 1.1* (DoE 2013) has been undertaken in **Table 8**.

An action is likely to have a significant impact on cultural heritage values (historic heritage values) of a World Heritage property if there is a real chance or possibility that the action will:

- *permanently remove, destroy, damage or substantially alter the fabric of a World Heritage property*
- *extend, renovate, refurbish or substantially alter a World Heritage property in a manner which is inconsistent with relevant values*
- *permanently remove, destroy, damage or substantially disturb archaeological deposits or artefacts in a World Heritage property*
- *involve activities in a World Heritage property with substantial and/or long-term impacts on its values*
- *involve construction of buildings or other structures within, adjacent to, or within important sight lines of, a World Heritage property which are inconsistent with relevant values, and*
- *make notable changes to the layout, spaces, form or species composition in a garden, landscape or setting of a World Heritage property which are inconsistent with relevant values.*

Table 8: Significant Impact Assessment – Australian Alps National Parks and Reserves (AANP)

| National Heritage Values of the AANP   |   | Significant Impact Assessment   |
|--|---|---|
| <p>Criteria: An action is likely to have a significant impact on the National Heritage values of a National Heritage place if there is a real chance or possibility that it will cause:</p> <ul style="list-style-type: none"> <li>one or more of the National Heritage values to be lost,</li> <li>one or more of the National Heritage values to be degraded or damaged, or</li> <li>one or more of the National Heritage values to be notably altered, modified, obscured or diminished.</li> </ul> |   |   |
| 1)   | The AANP are of outstanding landscape value and are important in the pattern of Australia's natural history, containing glacial and periglacial features, fossils, karst, biological heritage, moth feasting, transhumant grazing, scientific research, water harvesting and recreation. The AANP have outstanding heritage value for the longevity and diversity of its recreational use (Commonwealth of Australia 2008).   | <p>The Development will not result in impacts to these values.</p> <p>The TAH is one of the several hotels in KNP that form part of the snow-based activities within AANP.</p>          |
| 2)   | The high altitude peaks and plateaus, glacial lakes and alpine and sub-alpine ecosystems of the alps are rare in Australia's mostly flat, dry and hot continent. The AANP contain a vast range of mountain environments and plant communities adapted to cold climates including tall, wet, fern-filled forests to snowgum woodlands and open expanses of alpine meadows. The alps also contain landforms created by glaciers, remarkable fish fossils and unique fauna including Mountain Pygmy Possum ( <i>Burramys parvus</i> ) and Bogong moth ( <i>Agrotis infusa</i> ) (Commonwealth of Australia 2008; DAWE 2021). | The Development will not impact the overall landscape of the AANP.  |
| 3)   | The AANP are listed for the north-east Kosciuszko pastoral landscape values which demonstrate the use of mountain resources, namely the summer grasses and herbfields. The landscape demonstrates the past grazing leases which convey the principal characteristics of transhumance and permanent pastoralism in a remote environment (Commonwealth of Australia 2008). The area contains stockman's huts, homestead complexes, stock yards and stock routes which reflect 150 years of summer grazing on the alpine high plains (DAWE 2021).  | The Development is not located within the north-eastern area of KNP, therefore it will not impact on these landscape values.  |
| 4)   | The AANP is a powerful, spectacular and distinctive landscape and natural beauty. The mountain vistas, alpine streams and rivers, lakes, snow-covered eucalypts, high plain grasslands, summer alpine wildflowers, forests and natural sounds are highly valued by community groups (Commonwealth of Australia 2008; DAWE 2021).  | The Development will not directly impact on any of these values.  |
| 5)   | The AANP have a strong association with Australia's pioneering history, while the snowfields and national parks have long been popular recreation areas. Many community groups have a strong association with the alps for social and cultural reasons.   | <p>The TAH is one of the several hotels in KNP that form part of the snow-based activities within the AANP.</p> <p>The Development will not have a negative impact on these values.</p> |



| National Heritage Values of the AANP |   | Significant Impact Assessment   |
|--------------------------------------|---|---|
|                                      | The pioneering history of the high country is valued as an important part of the construction of the Australian identity featuring in myths, legends and literature. The mountain huts constructed for grazing, mining and recreation are valued by communities as physical expression of the cultural history of the region (Commonwealth of Australia 2008; DAWE 2021). |   |
| 6)                                   | There is a long history of scientific research and endeavour in the AANP and its associated with the life or works of highly recognised persons such as Baron Ferdinand von Mueller (botanist), Eugen Von Guerard (artist), and writers/poets, Andrew Barton 'Banjo' Paterson, Elyne Mitchell and David Campbell (Commonwealth of Australia 2008; DAWE 2021).             | The Development will not have any impact on the life or works of a person, or group of persons, of importance in Australia's natural or cultural history. |

### 5.8.5 Impact summary

The Development will not cause any of the heritage values of the AANP to be lost, degraded, damaged or to be notably altered, modified, obscured or diminished. The Development is not considered a significant change to the TAH.

The proposed upgrades will help conserve the TAH through the provision of upgrades that ensure the premise meets the current Building Code of Australia and fire safety standards. The Development will not result in any negative impacts on the AANP. The alterations and additions to the food premise will have no adverse impact on the heritage significance of the TAH.

In summary, the Development is consistent with Precincts – Regional SEPP and the *Matters of National Environmental Significance: Significant Impact Guidelines 1.1* (DoE 2013). The Development may be permitted without consent under clause 4.24 (3) of the Precincts – Regional SEPP.

## 5.9 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 below.

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 not disturb the ground surface.  |
| 2. Are there any:<br>a) relevant confirmed site records or other associated landscape feature information on AHIMS? and/or | A copy of the AHIMS results are provided in <b>Appendix A</b> . There are no records within the site.   |
| b) any other sources of information of which a person is already aware? and/or   | Previous studies have been undertaken within the resort, none of which identified any Aboriginal sites or places within the site.   |
| c) landscape features that are likely to indicate presence of Aboriginal objects?  | The site is heavily modified. There are no landscape features within the site that are likely to indicate presence of Aboriginal objects. No further assessment is required as potential impacts on objects or sites of |

| Due Diligence Process  | Comment   |
|--|---|
|  | <p>Aboriginal Cultural Heritage significance are considered unlikely. Therefore, an independent impact assessment for Aboriginal heritage and archaeology is not required.</p> <p>All reasonable steps have been undertaken to ensure the Development fulfils the requirements of the Aboriginal Cultural Heritage Due Diligence Process. In the unlikely event that Aboriginal objects are discovered, all works will cease and NPWS will be notified.</p> |
| 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?  | Not applicable.   |

## 6 Conclusion

This application is seeking development approval for building alterations and additions to existing food premises. In accordance with the requirements of the EP&A Act, EP&A Regulation and Precincts – Regional SEPP, this SEE has assessed the potential impacts of the Development on the human, built and natural environment of the site and surrounds. The works will result in minimal impacts to the existing environment given the highly disturbed nature of the site, no native vegetation clearing is required and the relatively minor works proposed.

The Development is considered within the public interest as it is for building works that will improve the food and beverage premises in the heart of Thredbo Village.

## 7 References

Department of Climate Change, Energy, the Environment and Water (DCCEEW) 2025, *National Heritage Places – Australian Alps National Parks and Reserves*, Department of Agriculture, Water and the Environment, <https://www.dcceew.gov.au/parks-heritage/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>

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/>

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

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

Heritage NSW 2024, *AHIMS Web Services*, NSW Government, <https://www.environment.nsw.gov.au/awssapp/>

NSW Government 2025a, ePlanning Spatial Viewer, <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>

NSW Government 2025b, Biodiversity Values Map and Threshold Tool, <https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap>

NSW Government 2025c, *Water Management (General) Regulation 2018 Hydro Line spatial data*, <https://www.industry.nsw.gov.au/water/licensing-trade/hydroline-spatial-data>

NSW Government Water 2025d, Controlled activity exemptions, <https://water.dpie.nsw.gov.au/our-work/licensing-and-trade/controlled-activity-approvals/controlled-activity-exemptions>

## **8 Appendices**

### **Appendix A Desktop Search Results**



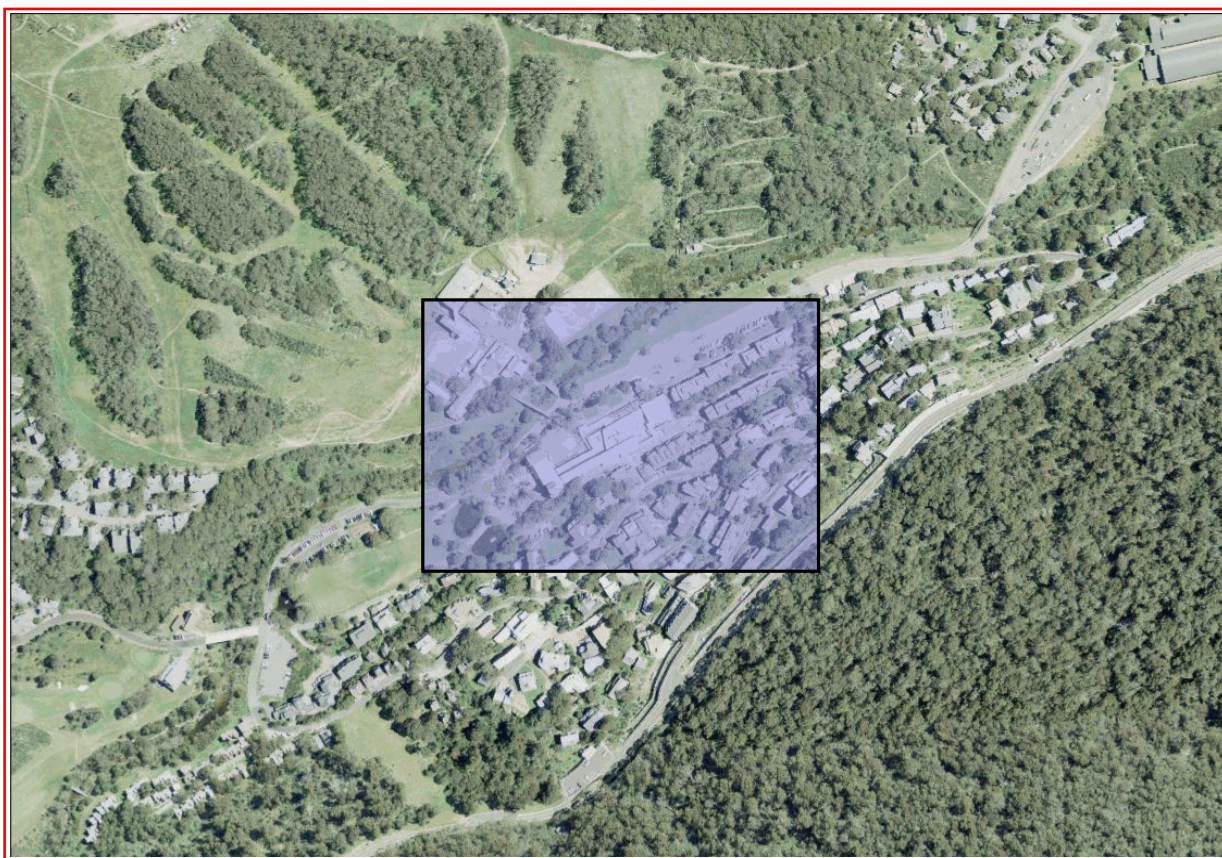
Kosciuszko Thredbo Pty Ltd  
Po Box 92  
Thredbo New South Wales 2625  
Attention: Chloe Chalk  
Email: chloe\_chalk@evt.com

Date: 14 May 2025

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lat, Long From : -36.5056, 148.3031 - Lat, Long To : -36.5034, 148.307, conducted by Chloe Chalk on 14 May 2025.**

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



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

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

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

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

**Important information about your AHIMS search**

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



Australian Government

Department of Climate Change, Energy,  
the Environment and Water

# EPBC Act Protected Matters Report

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

Report created: 14-May-2025

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

# Summary

## Matters of National Environment Significance

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

|  |      |
|--|------|
| <a href="#">World Heritage Properties:</a>                   | None |
| <a href="#">National Heritage Places:</a>                    | 2    |
| <a href="#">Wetlands of International Importance (Ramsar</a> | 1    |
| <a href="#">Great Barrier Reef Marine Park:</a>              | None |
| <a href="#">Commonwealth Marine Area:</a>                    | None |
| <a href="#">Listed Threatened Ecological Communities:</a>    | 2    |
| <a href="#">Listed Threatened Species:</a>                   | 34   |
| <a href="#">Listed Migratory Species:</a>                    | 8    |

## Other Matters Protected by the EPBC Act

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

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

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

|   |      |
|---|------|
| <a href="#">Commonwealth Lands:</a>                                 | None |
| <a href="#">Commonwealth Heritage Places:</a>                       | None |
| <a href="#">Listed Marine Species:</a>                              | 15   |
| <a href="#">Whales and Other Cetaceans:</a>                         | None |
| <a href="#">Critical Habitats:</a>                                  | None |
| <a href="#">Commonwealth Reserves Terrestrial:</a>                  | None |
| <a href="#">Australian Marine Parks:</a>                            | None |
| <a href="#">Habitat Critical to the Survival of Marine Turtles:</a> | None |

## Extra Information

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

|   |      |
|---|------|
| <a href="#">State and Territory Reserves:</a>           | 1    |
| <a href="#">Regional Forest Agreements:</a>             | 1    |
| <a href="#">Nationally Important Wetlands:</a>          | None |
| <a href="#">EPBC Act Referrals:</a>                     | 4    |
| <a href="#">Key Ecological Features (Marine):</a>       | None |
| <a href="#">Biologically Important Areas:</a>           | None |
| <a href="#">Bioregional Assessments:</a>                | None |
| <a href="#">Geological and Bioregional Assessments:</a> | None |



# Details

## Matters of National Environmental Significance

National Heritage Places

[ Resource Information ]

| Name  | State | Legal Status |
|---|-------|--------------|
| Historic  |       |              |
| <a href="#">Snowy Mountains Scheme</a>                      | NSW   | Listed place |
| Natural   |       |              |
| <a href="#">Australian Alps National Parks and Reserves</a> | ACT   | Listed place |

Wetlands of International Importance (Ramsar Wetlands)

[ Resource Information ]

| Ramsar Site Name          | Proximity                  |
|---------------------------|----------------------------|
| <a href="#">Blue lake</a> | Within 10km of Ramsar site |

Listed Threatened Ecological Communities

[ Resource Information ]

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

Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

| Community Name   | Threatened Category   | Presence Text                         |
|--|-----------------------|---------------------------------------|
| <a href="#">Alpine Sphagnum Bogs and Associated Fens</a>                   | Endangered            | Community likely to occur within area |
| <a href="#">Natural Temperate Grassland of the South Eastern Highlands</a> | Critically Endangered | Community may occur within area       |

Listed Threatened Species

[ Resource Information ]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.

Number is the current name ID.

| Scientific Name  | Threatened Category   | Presence Text                                    |
|--|-----------------------|--|
| BIRD   |                       |  |
| <a href="#">Calidris acuminata</a><br>Sharp-tailed Sandpiper [874] | Vulnerable            | Species or species habitat may occur within area |
| <a href="#">Calidris ferruginea</a><br>Curlew Sandpiper [856]      | Critically Endangered | Species or species habitat may occur within area |

| Scientific Name  | Threatened Category | Presence Text  |
|--|---------------------|--|
| <a href="#">Callocephalon fimbriatum</a><br>Gang-gang Cockatoo [768]                               | Endangered          | Species or species habitat known to occur within area  |
| <a href="#">Climacteris picumnus victoriae</a><br>Brown Treecreeper (south-eastern) [67062]        | Vulnerable          | Species or species habitat may occur within area       |
| <a href="#">Gallinago hardwickii</a><br>Latham's Snipe, Japanese Snipe [863]                       | Vulnerable          | Species or species habitat likely to occur within area |
| <a href="#">Hirundapus caudacutus</a><br>White-throated Needletail [682]                           | Vulnerable          | Species or species habitat known to occur within area  |
| <a href="#">Neophema chrysostoma</a><br>Blue-winged Parrot [726]                                   | Vulnerable          | Species or species habitat likely to occur within area |
| <a href="#">Pycnoptilus floccosus</a><br>Pilotbird [525]   | Vulnerable          | Species or species habitat known to occur within area  |
| <a href="#">Rostratula australis</a><br>Australian Painted Snipe [77037]                           | Endangered          | Species or species habitat may occur within area       |
| <a href="#">Stagonopleura guttata</a><br>Diamond Firetail [59398]                                  | Vulnerable          | Species or species habitat may occur within area       |
| CRUSTACEAN   |                     |  |
| <a href="#">Euastacus riei</a><br>Riek's Crayfish [83155]  | Endangered          | Species or species habitat may occur within area       |
| FISH   |                     |  |
| <a href="#">Prototroctes maraena</a><br>Australian Grayling [26179]                                | Vulnerable          | Species or species habitat may occur within area       |
| FROG   |                     |  |
| <a href="#">Litoria verreauxii alpina</a><br>Alpine Tree Frog, Verreaux's Alpine Tree Frog [66669] | Vulnerable          | Species or species habitat likely to occur within area |

| Scientific Name  | Threatened Category   | Presence Text  |
|--|-----------------------|--|
| MAMMAL   |                       |  |
| <a href="#">Burramys parvus</a><br>Mountain Pygmy-possum [267]   | Endangered            | Species or species habitat may occur within area       |
| <a href="#">Dasyurus maculatus maculatus (SE mainland population)</a><br>Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184] | Endangered            | Species or species habitat may occur within area       |
| <a href="#">Mastacomys fuscus mordicus</a><br>Broad-toothed Rat (mainland), Tooarrana [87617]  | Endangered            | Species or species habitat known to occur within area  |
| <a href="#">Petaurus australis australis</a><br>Yellow-bellied Glider (south-eastern) [87600]  | Vulnerable            | Species or species habitat may occur within area       |
| <a href="#">Pseudomys fumeus</a><br>Smoky Mouse, Konoom [88]   | Endangered            | Species or species habitat likely to occur within area |
| PLANT  |                       |  |
| <a href="#">Calotis glandulosa</a><br>Mauve Burr-daisy [7842]  | Vulnerable            | Species or species habitat may occur within area       |
| <a href="#">Colobanthus curtisiae</a><br>Curtis' Colobanth [23961]   | Vulnerable            | Species or species habitat may occur within area       |
| <a href="#">Glycine latrobeana</a><br>Clover Glycine, Purple Clover [13910]  | Vulnerable            | Species or species habitat may occur within area       |
| <a href="#">Leucochrysum albicans subsp. tricolor</a><br>Hoary Sunray, Grassland Paper-daisy [89104]   | Endangered            | Species or species habitat may occur within area       |
| <a href="#">Pimelea bracteata</a><br>[8125]  | Critically Endangered | Species or species habitat may occur within area       |
| <a href="#">Prasophyllum petilum</a><br>Tarengo Leek Orchid [55144]  | Endangered            | Species or species habitat may occur within area       |

| Scientific Name   | Threatened Category   | Presence Text  |
|---|-----------------------|--|
| <a href="#">Pterostylis oreophila</a><br>Blue-tongued Orchid, Kiandra Greenhood [22903] | Critically Endangered | Species or species habitat likely to occur within area |
| <a href="#">Ranunculus anemoneus</a><br>Anemone Buttercup [14889]                       | Vulnerable            | Species or species habitat likely to occur within area |
| <a href="#">Thesium australe</a><br>Austral Toadflax, Toadflax [15202]                  | Vulnerable            | Species or species habitat likely to occur within area |
| <a href="#">Viola improcera</a><br>Dwarf Violet [3879]                                  | Endangered            | Species or species habitat may occur within area       |
| <a href="#">Xerochrysum palustre</a><br>Swamp Everlasting, Swamp Paper Daisy [76215]    | Vulnerable            | Species or species habitat may occur within area       |

| REPTILE  |            |  |
|--|------------|--|
| <a href="#">Cyclodomorphus praealtus</a><br>Alpine She-oak Skink [64721]           | Endangered | Species or species habitat likely to occur within area |
| <a href="#">Eulamprus kosciuskoi</a><br>Alpine Water Skink [59693]                 | Vulnerable | Species or species habitat likely to occur within area |
| <a href="#">Liopholis guthega</a><br>Guthega Skink [83079]                         | Endangered | Species or species habitat may occur within area       |
| <a href="#">Liopholis montana</a><br>Mountain Skink [87162]                        | Endangered | Species or species habitat likely to occur within area |
| <a href="#">Pseudemoia cryodroma</a><br>Alpine Bog Skink, Alpine Bog-skink [84408] | Endangered | Species or species habitat likely to occur within area |

| Listed Migratory Species |                     | [ <a href="#">Resource Information</a> ] |
|--------------------------|---------------------|--|
| Scientific Name          | Threatened Category | Presence Text                            |
| Migratory Marine Birds   |                     |  |



| Scientific Name  | Threatened Category   | Presence Text  |
|--|-----------------------|--|
| <a href="#">Apus pacificus</a><br>Fork-tailed Swift [678]                    |                       | Species or species habitat likely to occur within area |
| Migratory Terrestrial Species  |                       |  |
| <a href="#">Hirundapus caudacutus</a><br>White-throated Needletail [682]     | Vulnerable            | Species or species habitat known to occur within area  |
| <a href="#">Motacilla flava</a><br>Yellow Wagtail [644]                      |                       | Species or species habitat may occur within area       |
| Migratory Wetlands Species   |                       |  |
| <a href="#">Actitis hypoleucos</a><br>Common Sandpiper [59309]               |                       | Species or species habitat may occur within area       |
| <a href="#">Calidris acuminata</a><br>Sharp-tailed Sandpiper [874]           | Vulnerable            | Species or species habitat may occur within area       |
| <a href="#">Calidris ferruginea</a><br>Curlew Sandpiper [856]                | Critically Endangered | Species or species habitat may occur within area       |
| <a href="#">Calidris melanotos</a><br>Pectoral Sandpiper [858]               |                       | Species or species habitat may occur within area       |
| <a href="#">Gallinago hardwickii</a><br>Latham's Snipe, Japanese Snipe [863] | Vulnerable            | Species or species habitat likely to occur within area |

### Other Matters Protected by the EPBC Act

| Listed Marine Species  | [ <a href="#">Resource Information</a> ] |  |
|--|--|--|
| Scientific Name  | Threatened Category                      | Presence Text                                    |
| Bird   |  |  |
| <a href="#">Actitis hypoleucos</a><br>Common Sandpiper [59309] |  | Species or species habitat may occur within area |

| Scientific Name  | Threatened Category   | Presence Text  |
|--|-----------------------|--|
| <a href="#">Apus pacificus</a><br>Fork-tailed Swift [678]                    |                       | Species or species habitat likely to occur within area overfly marine area |
| <a href="#">Bubulcus ibis as Ardea ibis</a><br>Cattle Egret [66521]          |                       | Species or species habitat may occur within area overfly marine area       |
| <a href="#">Calidris acuminata</a><br>Sharp-tailed Sandpiper [874]           | Vulnerable            | Species or species habitat may occur within area                           |
| <a href="#">Calidris ferruginea</a><br>Curlew Sandpiper [856]                | Critically Endangered | Species or species habitat may occur within area overfly marine area       |
| <a href="#">Calidris melanotos</a><br>Pectoral Sandpiper [858]               |                       | Species or species habitat may occur within area overfly marine area       |
| <a href="#">Gallinago hardwickii</a><br>Latham's Snipe, Japanese Snipe [863] | Vulnerable            | Species or species habitat likely to occur within area overfly marine area |
| <a href="#">Haliaeetus leucogaster</a><br>White-bellied Sea-Eagle [943]      |                       | Species or species habitat may occur within area                           |
| <a href="#">Hirundapus caudacutus</a><br>White-throated Needletail [682]     | Vulnerable            | Species or species habitat known to occur within area overfly marine area  |
| <a href="#">Merops ornatus</a><br>Rainbow Bee-eater [670]                    |                       | Species or species habitat may occur within area overfly marine area       |
| <a href="#">Motacilla flava</a><br>Yellow Wagtail [644]                      |                       | Species or species habitat may occur within area overfly marine area       |

| Scientific Name  | Threatened Category | Presence Text  |
|--|---------------------|--|
| <a href="#">Myiagra cyanoleuca</a><br>Satin Flycatcher [612]   |                     | Species or species habitat known to occur within area overfly marine area  |
| <a href="#">Neophema chrysostoma</a><br>Blue-winged Parrot [726]   | Vulnerable          | Species or species habitat likely to occur within area overfly marine area |
| <a href="#">Rhipidura rufifrons</a><br>Rufous Fantail [592]  |                     | Species or species habitat known to occur within area overfly marine area  |
| <a href="#">Rostratula australis as Rostratula benghalensis (sensu lato)</a><br>Australian Painted Snipe [77037] | Endangered          | Species or species habitat may occur within area overfly marine area       |

### Extra Information

| State and Territory Reserves |               |       | [ <a href="#">Resource Information</a> ] |
|------------------------------|---------------|-------|--|
| Protected Area Name          | Reserve Type  | State |  |
| Kosciuszko                   | National Park | NSW   |  |

| Regional Forest Agreements  | [ <a href="#">Resource Information</a> ] |
|---|--|
| Note that all areas with completed RFAs have been included. Please see the associated resource information for specific caveats and use limitations associated with RFA boundary information. |  |

| RFA Name                     | State           |
|------------------------------|-----------------|
| <a href="#">Southern RFA</a> | New South Wales |

| EPBC Act Referrals   |           |                                   |                   | [ <a href="#">Resource Information</a> ] |
|--|-----------|-----------------------------------|-------------------|--|
| Title of referral  | Reference | Referral Outcome                  | Assessment Status |  |
| Not controlled action  |           |                                   |                   |  |
| <a href="#">Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia</a> | 2015/7522 | Not Controlled Action             | Completed         |  |
| <a href="#">INDIGO Central Submarine Telecommunications Cable</a>  | 2017/8127 | Not Controlled Action             | Completed         |  |
| Not controlled action (particular manner)  |           |                                   |                   |  |
| <a href="#">Aerial baiting for wild dog control</a>  | 2006/2713 | Not Controlled Action (Particular | Post-Approval     |  |

| Title of referral   | Reference | Referral Outcome                          | Assessment Status |
|---|-----------|---|-------------------|
| Not controlled action (particular manner)                 |           | Manner)                                   |                   |
| <a href="#">INDIGO Marine Cable Route Survey (INDIGO)</a> | 2017/7996 | Not Controlled Action (Particular Manner) | Post-Approval     |

# Caveat

## 1 PURPOSE

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

The report contains the mapped locations of:

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

## 2 DISCLAIMER

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

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

## 3 DATA SOURCES

### Threatened ecological communities

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

### Threatened, migratory and marine species

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

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

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

## 4 LIMITATIONS

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

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

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

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

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

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



# Acknowledgements

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

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

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

Please feel free to provide feedback via the [Contact us](#) page.

[© Commonwealth of Australia](#)

Department of Climate Change, Energy, the Environment and Water

GPO Box 3090

Canberra ACT 2601 Australia

+61 2 6274 1111