

Date: 6 August 2026

Our ref: 10578

Kosciuszko Thredbo Pty Ltd
GPO Box 1609
Sydney NSW 2001

Attention: Chloe Chalk

Dear Chloe,

Ecological Assessment – Snowmaking Unit 2 Friday Flat - Thredbo Alpine Resort

As requested, I have reviewed the potential impacts on vegetation and fauna habitats associated with the proposed snowmaking unit 2 on Friday Flat, as shown in Figure 1 below. This included an inspection of the vegetation and habitats to be affected on 5 March 2025.

The development comprises the installation of a snowmaking unit which will allow Kosciuszko Thredbo to improve the efficiency of its snowmaking operations, and reliability of snow cover at Friday Flat. The location of snow deposition areas can be controlled using either above ground snowmaking pipes and hoses, or by pumping via underground pipes to designated pits.

The siting of the snowmaking unit, associated pits and distribution pipes has been thoroughly considered to first avoid, then minimise and mitigate environmental impacts. Key considerations of the site analysis process included:

- avoid direct impacts on the Sub-alpine Riparian Scrub vegetation community
- where possible, locate infrastructure at least 10 m from the outer limit of the mapped Sub-alpine Riparian Scrub
- minimise encroachments into the riparian corridor of the unnamed watercourse adjacent to the site.

Locating Pit 2.6 outside of the 10 m buffer was investigated, however; was constrained by safety considerations, the location of existing underground infrastructure and operational requirements. The pit protrudes above both ground level and seasonal snow levels and therefore cannot be located within the skiable terrain where it may create a hazard for skiers, snowboarders and grooming operations. In addition, Friday Flat ski run contains a concentration of existing underground services, including high and low voltage electrical infrastructure, snowmaking pipes and cables. Relocating the pit further outside the 10 m scrub buffer was not considered the best outcome as it would require additional services crossings, increasing construction complexity, additional disturbance extent to create compliant service separation, and operational constraints.

Where possible, infrastructure has been located more than 10 m from the edge of the mapped Sub-alpine Riparian Scrub. In locations where maintaining a 10 m buffer was not achievable due to the location of existing underground services and public safety requirements, the design has sought to minimise the encroachment toward the edge of the native vegetation. In these areas a minimum 2 m setback from the edge of the native vegetation has been maintained (Pit 2.6 and a short section of the connecting trench are located approximately 6.8 m from edge of mapped Sub-alpine Riparian Scrub).

To further mitigate impacts, temporary controls will be installed during construction (e.g. erection of flagging to delineate the “no-go” areas and erosion and sediment controls). Following installation of infrastructure, all disturbed areas will be rehabilitated in accordance with the Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park (DECC 2007) (Rehabilitation Guidelines). The only permanent above-ground infrastructure within the 10 m buffer of the Sub-alpine riparian scrub will be a single pit approx. 1.2 m x 1.2 m and 1.2 m deep.

Summary of works:

The development will include:

- Earthworks, including cut/fill, trenching and excavation
- Installation of snowmaking unit
- Installation of services through a series of pits, underground pipes and cables
- Trenching for water supply, electricity and data connections.

The potential vegetation removal is described in more detail below, and in Photos 1-4. To avoid, minimise and mitigate impacts, the proposed works will be located entirely within existing highly disturbed areas. As such, impacts on native vegetation will be avoided, as shown in Photo 1 and Photo 2.

Indirect impacts associated with the proposal are expected to be minor as:

- The footprint of the proposed direct impacts is small
- The areas affected are already disturbed and located immediately adjacent to existing clearings and other infrastructure
- The proposed works will be implemented with appropriate safeguards.

The proposed works will not affect any areas mapped within the Biodiversity Values Map as defined in the NSW *Biodiversity Conservation Regulation 2017* (BC Reg), as shown in Figure 2. The potential impacts on native vegetation or habitats will not exceed the 1 ha native vegetation clearance threshold which applies to the Thredbo Resort Area as per the BC Reg.

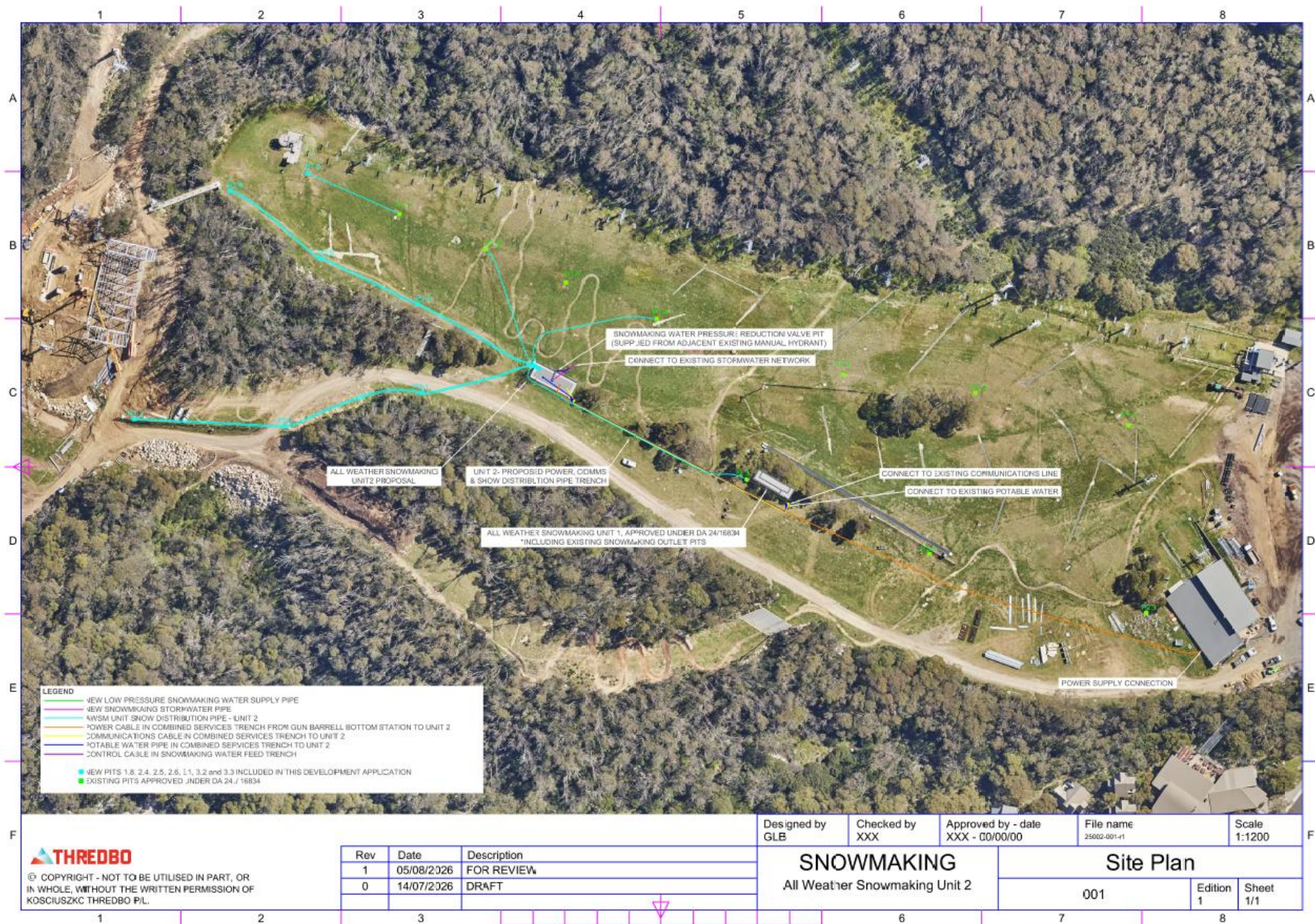


Figure 1: The proposed development



Photo 1: Looking north from the access road showing the location of the proposed snowmaking unit 2.



Photo 2: Looking south showing the location of the proposed snowmaking unit 2.

Impacts on vegetation communities

The proposal will not result in any direct or indirect impacts on native vegetation communities. The development supports an exotic grassland dominated by exotic grasses such as *Agrostis capillaris* (Browntop Bent), exotic *Festuca* sp. (Fescues), *Phalaris* sp. (Phalaris), *Dactylis glomerata* (Cocksfoot) and a range of exotic herbs, such as *Hypochaeris radicata* (Flatweed), *Acetosella vulgaris* (Sheep Sorrel), and *Achillea millefolium* (Yarrow).

Impacts on threatened ecological communities

The proposed development will not affect any threatened ecological communities.

Impacts on flora species of conservation significance

The proposed development will not affect any threatened flora species.

Impacts on fauna habitats

The development site does not support any fauna habitats of any note. It would be used for grazing by Wombats and exotic herbivores such as rabbits and deer. The proposal will not affect any potentially important habitat resources for threatened species.

The proposal will not result in substantial modifications to the hydrological environment, nor will it create barriers which prevent the movement and dispersal of fauna species.

Under these circumstances, the impacts of the proposal on fauna habitats are negligible and acceptable.

Recommendations

To further mitigate the potential impacts of the proposal, the following recommendations for impact mitigation and amelioration are suggested.

Vegetation and habitat management

- All disturbance should be kept to the minimum required to achieve the proposal.
- The proposed works should be constructed and implemented in accordance with best practice design standards to ensure that there are no adverse modifications to the hydrological environment that may impact on surrounding vegetation and associated habitats.
- Appropriate safeguards should be in place during the proposed works to limit the potential for invasive plants or pathogens, chemicals or any other pollutants to enter the environment in association with the proposed development.

Sediment control

- Appropriate sediment control measures should be implemented prior to any construction work for the proposal and retained in place until exposed areas of soil or vegetation are stabilised and/or revegetated.
- Sediment control measures are to have particular regard to the prevention of any sedimentation of watercourses or vegetation communities adjoining the study area.

Rehabilitation

- Only weed-free straw or natural thatch/litter should be used in sediment control activities.

Conclusion

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*.

The proposal will not result in any adverse impacts on native vegetation communities or associated fauna habitats, nor will there be any impacts on flora species of conservation significance, important fauna habitats, habitat connectivity or any other biodiversity values of conservation significance.

Should you require any further information please contact me on 0422 802 447.

Regards,

A handwritten signature in black ink, appearing to read 'Ryan Smithers', with a stylized flourish at the end.

Ryan Smithers
Principal Ecologist