

# STATEMENT OF ENVIRONMENTAL EFFECTS

## ADDITIONS AND ALTERATIONS SCHUSS SKI CLUB LOT 707, ALPINE WAY, THREDBO ALPINE RESORT



**JULY 2015**  
Project: 29-15

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This report has been prepared by:



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Dabyne Planning Pty Ltd

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# 1. INTRODUCTION

Dabyne Planning Pty Ltd has been engaged to prepare a Statement of Environmental Effects to accompany a Development Application (DA) to the NSW Department of Planning & Environment (DPE).

The application relates to a property known as 'Schuss Lodge' located on the Alpine Way at Thredbo. The property is legally described as Lot 707 DP 1119757.

The site consists of an existing club lodge with 25 beds in two and three bed ensuited rooms, a communal lounge and dining room and a commercial kitchen in which guests can self-cater.

The proposal seeks consent to undertake additions and alterations to improve the amenity of the lodge and update its environmental performance.

The alterations are a combination of internal and external works and will be constructed over three stages.

A detailed description of the proposal is provided in Section 3 of the report.

The purpose of this SEE is to:

- describe the land to which the DA relates
- describe the form of the proposed works
- define the statutory planning framework within which the DA is to be assessed and determined; and
- assess the proposed development against the matters for consideration listed under Section 79C(1) of the Environmental Planning and Assessment Act, 1979 (EP&A Act, 1979).

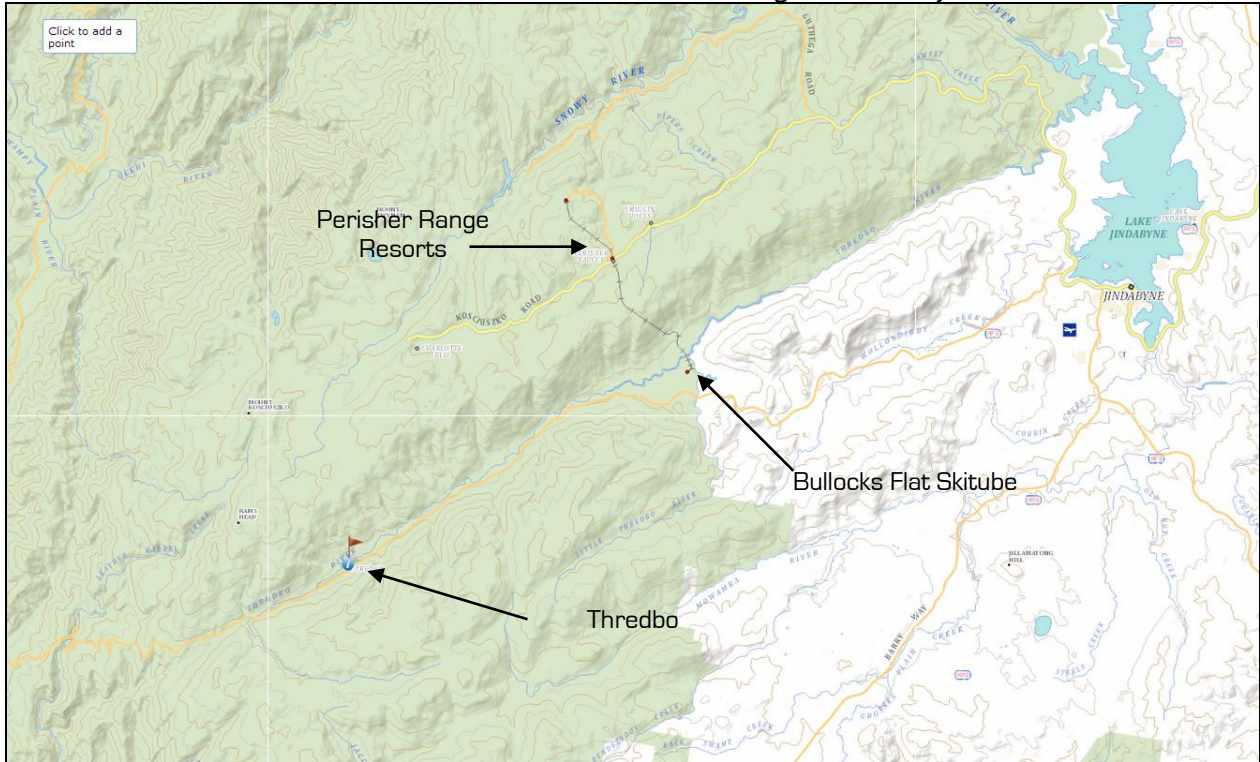
The report has been prepared in accordance with the requirements of Schedule 1 of the Environmental Planning and Assessment Regulations 2000.

# THE LOCALITY & THE SITE

## 2.1 The Locality

The subject site is located within the Thredbo Alpine Resort, approximately 30kms from Jindabyne. Access to the resort is achieved via the Alpine Way.

The location of Thredbo is illustrated in context with the regional locality below:



**Figure 1: Context of the site within the Region**



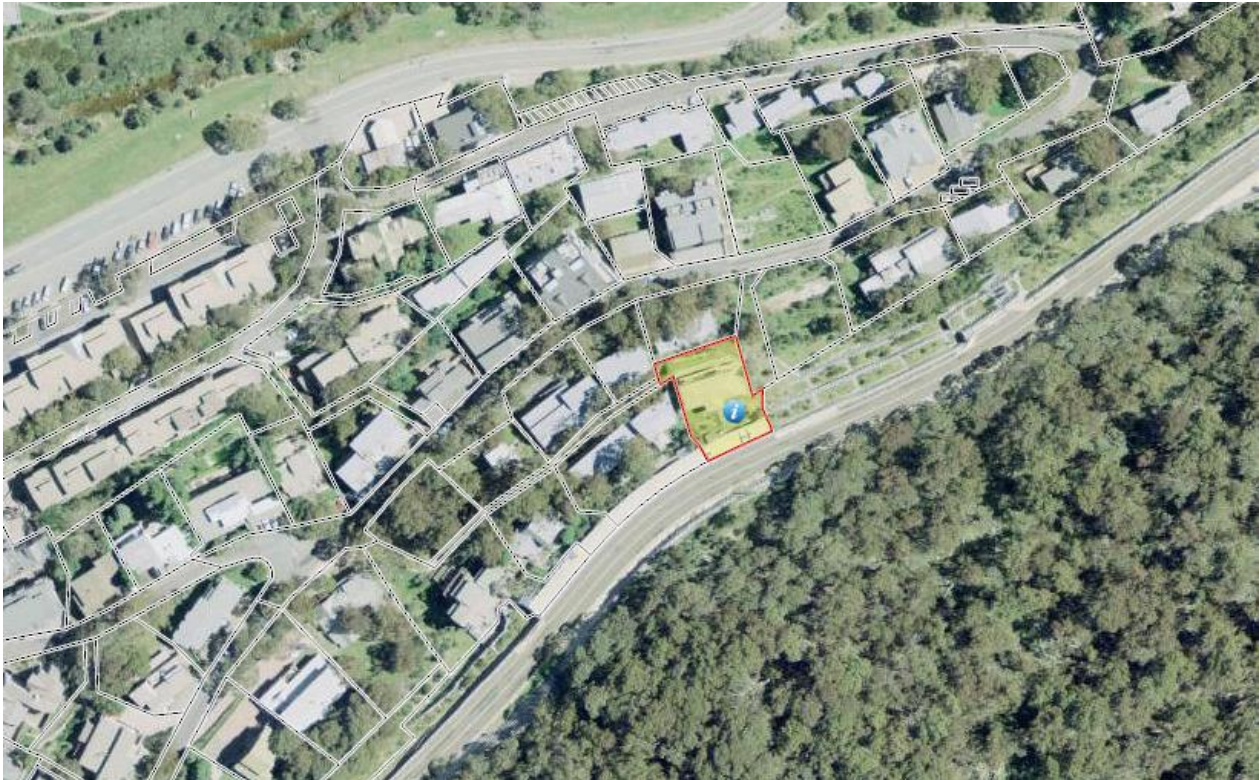
**Figure 2: Context of the site within the locality (aerial)**

## 2.2 The Site

The subject site is located at Lot 707 at 17 Alpine Way, Thredbo Village. The building is located adjacent to Tyrola apartments to the west and Aneeki Lodge to the north. To the east is a vacant lot, the site of the Thredbo landslide, formerly occupied by Carinya lodge.

The existing property is licensed to contain a maximum of twenty five (25) beds for the purpose of tourist accommodation. The property is directly accessible from the Alpine Way.

The site is identified in figures 3-5 below:



*Figure 3: Aerial view of the subject building in context of the locality*



Figure 4 Aerial view of the subject site

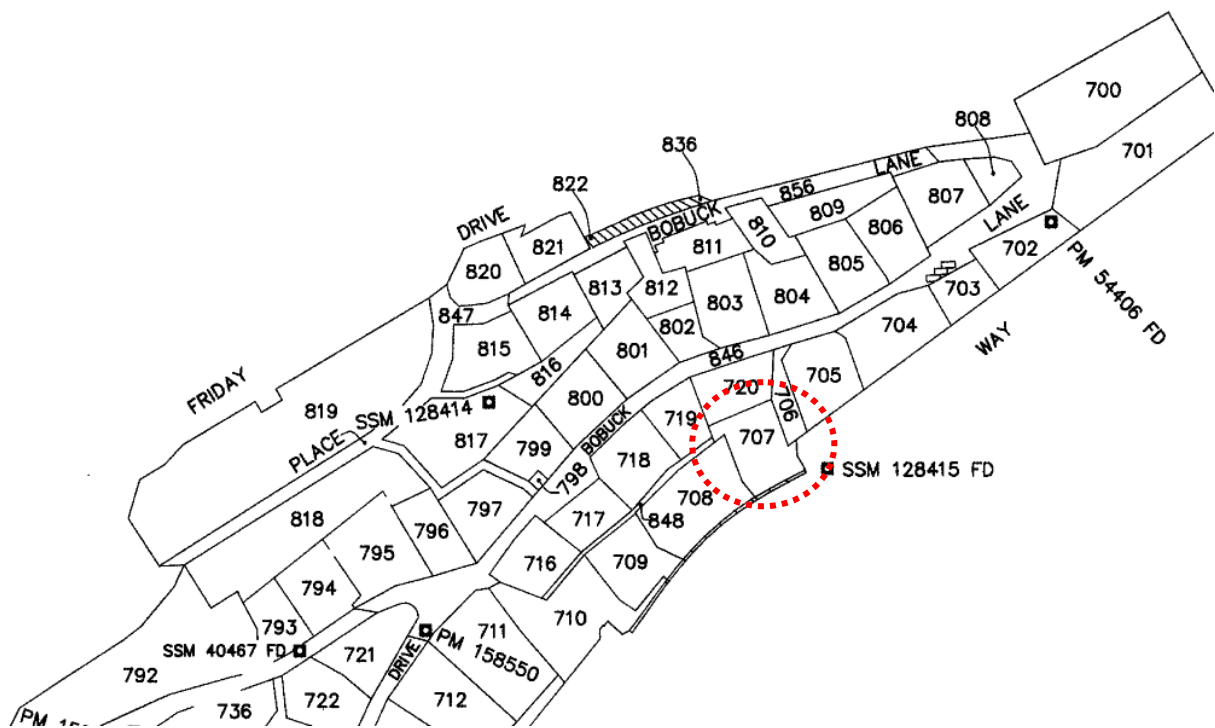


Figure 5: Location of the subject site in relation to the adjoining sub-lessees

Photos of the site are provided in Appendix A.

## 2. DESCRIPTION OF THE DEVELOPMENT

### 3.1 Purpose of the Development

The purpose of the development is to improve the amenity and environmental performance of the lodge, upgrade the finishes used and the appearance of the interior and exterior of the building, replace existing balconies that are not currently usable, and provide additional storage space.

### 3.2 General Description

The works will be staged (via staged Part 4A Construction Certificates) to accommodate the club's financial position.

Stage 1 (priority 1):

- Replacement of existing Juliet balconies and construction of a new larger balcony and deck to level 4.
- Installation of new double glazed sliding aluminium doors and windows to level 4.
- Addition of a new sloping roof and ceiling profile over the existing lounge on level 4.
- Installation of a new canopy at the main entry.
- Construction of a new bike store constructed underneath the southern car park deck.
- Installation of reverse cycle air conditioning to the lounge area.
- Stump grinding of remaining pine tree stumps along the northern boundary of the site and remedial landscaping.

Stage 1 (priority 2) will consist of:

- New thermally insulated Colorbond cladding to external masonry walls.

Stage 1 (priority 3):

- Replacement of all windows in residential parts of the building with double glazed anodised aluminium sliding windows.

Stage 2 (priority 4):

- Southern extension to the Lounge area to provide for a TV/quiet nook and a ski/bag/delivery storage room. This achieves a continued opportunity to provide the new roof profile to the Alpine Way that upgrades the external appearance of the building.
- Repaint/replace existing "mansard" roof sections to match new lounge roof.

Stage 3 (priority 5):

- Kitchen and associated pantry/cleaners room upgrades – stainless steel bench tops with clear finished Australian Oak marine ply door fronts.
- New selected resilient and cushioned floor finishes to the kitchen and dining areas .



The proposed colours and materials to be used include:

- Colorbond metallic profiled steel roof cladding including flashings to lounge walls and new lounge and entry canopy roofs and steel posts and rafters in “Astro”. This colour falls within the range of colours as recommended by the KT development guidelines.
- Aluminium sliding door and window frames will be in satin “charcoal grey”.
- Framing of the Entry canopy, deck and balcony will be galvanised steel with natural grey/green fibre-glass grid mesh flooring.
- Bike store will be constructed of galvanised metal grid mesh in natural grey with concrete block paving in natural grey.
- External wall cladding will be in Colorbond “Shale Grey”.
- Deck on the northern side of the building will be either cantilevered or supported by steel posts, subject to engineering design and costings.

These colours have been selected to satisfy the KT Design Guidelines.

A colour and material sample board has been provided with the DA.

## 4. ENVIRONMENTAL PLANNING ASSESSMENT

### 4.1 SECTION 79C(1)(a)(i) – ENVIRONMENTAL PLANNING INSTRUMENTS

The only applicable Environmental Planning Instrument to the proposed development and site is State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 (SEPP Alpine Resorts). The relevant clauses contained within SEPP Alpine Resorts are addressed below:

#### Clause 11 - Land Use Table:

The land use table for Thredbo Alpine Resort specifies that ‘Tourist accommodation’ is permitted with consent. Tourist accommodation means “a building or buildings used for the accommodation of visitors including apartments, serviced apartments and lodges.” The building is a lodge used for the accommodation of visitors and the proposed additions and alterations are therefore permissible with consent.

#### Clause 14 - Matters for consideration:

Matter for Consideration	Response
Cl.14 (1) In determining a development application that relates to land to which this Policy applies, the consent authority must take into consideration any of the following matters that are of relevance to the proposed development:	
(a) the aim and objectives of this Policy, as set out in clause 2,	<i>The proposed additions and alterations have been designed to ensure impacts on the natural and built environment are minimal and will improve the environmental performance of the building. The upgrade of the building is considered to result in a development that is consistent with the aims and objectives set out in clause 2 of the SEPP.</i>
(b) the extent to which the development will achieve an appropriate balance between the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),	<i>No measures to mitigate environmental hazards that would impact on the conservation of the natural environment are proposed.</i>

<p>c) having regard to the nature and scale of the development proposed, the impacts of the development (including the cumulative impacts of development) on the following:</p> <p>(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development,</p> <p>(ii) the capacity of the reticulated effluent management system of the land to which this Policy applies to cater for peak loads generated by the development,</p> <p>(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,</p> <p>(iv) the capacity of any existing water supply to cater for peak loads generated by the development,</p>	<p><i>The proposed development will result in a small increase of floor area, however the total number of beds permitted on the site (25) will not be increased.</i></p> <p><i>This will ensure that the existing transport, reticulated effluent management, waste disposal and water supply infrastructure will not be required to be upgraded or expanded.</i></p>
<p>(d) any statement of environmental effects required to accompany the development application for the development,</p>	<p><i>This Statement of Environmental Effects satisfies this sub-clause.</i></p>
<p>(e) if the consent authority is of the opinion that the development would significantly alter the character of the alpine resort—an analysis of the existing character of the site and immediate surroundings to assist in understanding how the development will relate to the alpine resort,</p>	<p><i>The proposed additions and alterations will not alter the character of the resort and have been designed to enhance the overall amenity of the building. The selection of the materials have been chosen to ensure that the development relates to the existing building and natural tones of the surrounding environment and character of the village.</i></p>
<p>(f) the Geotechnical Policy—Kosciuszko Alpine Resorts (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development</p>	<p><i>The subject site is located within the ‘G’ line. A separate Geotechnical Report and Form 4 has been prepared and will be submitted with the DA in accordance with the Policy.</i></p>
<p>(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,</p>	<p><i>The proposed additions and alterations will require minimal earthworks, which will be appropriately controlled through the measures identified in the Site Environmental Management Plan provided in Appendix B.</i></p>
<p>(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,</p>	<p><i>Not applicable.</i></p>
<p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range,</p>	<p><i>The proposed additions and alterations have been designed to be compatible with the existing building and surrounding built form with no additional visual impacts generated.</i></p>

<p>(j) the extent to which the development may be connected with a significant increase in activities, outside of the ski season, in the alpine resort in which the development is proposed to be carried out,</p>	<p><i>The proposed associated additions and alterations are expected to result in a minor increase in the use of the lodge outside of the ski season.</i></p>
<p>(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:</p> <p>(i) the capacity of existing infrastructure facilities, and</p> <p>(ii) any adverse impact of the development on access to, from or in the alpine resort,</p>	<p><i>Not applicable.</i></p>
<p>(l) if the development is proposed to be carried out in Perisher Range Alpine Resort:</p> <p>(i) the document entitled Perisher Range Resorts Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department, and</p> <p>(ii) the document entitled Perisher Blue Ski Resort Ski Slope Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department,</p>	<p><i>Not applicable.</i></p>
<p>(m) if the development is proposed to be carried out on land in a riparian corridor:</p> <p>(i) the long term management goals for riparian land, and</p> <p>(ii) whether measures should be adopted in the carrying out of the development to assist in meeting those goals.</p>	<p><i>The proposed development is not located within a riparian corridor, with the Thredbo River being located more than 125m to the north.</i></p>
<p>(2) The long term management goals for riparian land are as follows:</p>	
<p>(a) to maximise the protection of terrestrial and aquatic habitats of native flora and native fauna and ensure the provision of linkages, where possible, between such habitats on that land.</p>	<p><i>Not applicable.</i></p>
<p>(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,</p>	<p><i>Not applicable.</i></p>

(c) to minimise soil erosion and enhance the stability of the banks of watercourses where the banks have been degraded, the watercourses have been channelised, pipes have been laid and the like has occurred.	
(3) A reference in this clause to land in a riparian corridor is a reference to land identified as being in such a corridor on a map referred to in clause 5.	

**Clause 15 – Additional matters to be considered for buildings**

<b>Matter for Consideration</b>	<b>Response</b>
<b>(1) Building height:</b> In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed height of the building (where relevant) and the extent to which that height:	
(a) has an impact on the privacy of occupiers and users of other land, and	<i>See comments below.</i>
(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	
(c) has an impact on views from other land, and	
(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and	
(e) if the building is proposed to be erected in Perisher Range Alpine Resort—needs to be limited so as to assist in maintaining the skyline when viewed from Kosciuszko Road and any other public roads, and	<i>Not applicable.</i>
(f) if the building is proposed to be erected in an alpine resort other than Thredbo Alpine Resort or Perisher Range Alpine Resort—is similar to existing buildings in the resort where it is proposed to be erected, and	<i>Not applicable.</i>
(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.	<i>Not applicable.</i>
<b>(2) Building setback:</b> In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed setback of the building (where relevant) and the extent to which that setback:	
(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and	<i>The only additions that will be located outside of the current building footprint are the nook on the southern side of the building, the deck on the northern side of the building, and the bike shed located under the existing car park. Of these, only the bike shed is located at ground level, with the nook and the deck both on level four, and supported with either cantilevered support or steel posts.</i>
(b) assists in achieving high quality landscaping between the building and other buildings, and	
(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and	
(d) is adequate for the purposes of fire safety, and	

<p>(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and</p>	<p><i>The setback from the northern boundary to the proposed deck is 4.3m.</i></p>
<p>(f) will facilitate the management of accumulated snow.</p>	<p><i>On the southern side the setback from the proposed nook to the boundary is 12m.</i></p> <p><i>The bike shed under the existing car park is located on highly disturbed ground.</i></p> <p><i>None of these structures interfere with the provision of open space or impact on existing landscaping.</i></p> <p><i>Access to the building and through the site will be maintained and with the addition of the new canopy at the entry, the amenity of the entry will be improved.</i></p> <p><i>Snow deposition has been addressed through the skillion roof over the existing lounge and proposed nook and the new canopy over the front entry.</i></p>

**(3) Landscaped area:**

In determining a development application for the erection of a building on land, the consent authority must take into consideration (where relevant) the extent to which landscaping should be used:

<p>(a) as a means of assisting in the protection of the unique alpine environment of the alpine resort concerned, and to maximise its natural visual amenity, for the benefit of visitors and natural ecosystems, and</p>	<p><i>The proposed additions and alterations to the existing building are largely confined to the existing building footprint or otherwise impervious surfaces being already highly disturbed.</i></p>
<p>(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and</p>	<p><i>Impacts on landscaped area are therefore negligible.</i></p>
<p>(c) to limit the apparent mass and bulk of the building, and</p>	
<p>(d) as an amenity protection buffer between the proposed building and other buildings, and</p>	
<p>(e) as a means of reducing run-off, and</p>	
<p>(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.</p>	

**15(1) Building height:**

In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed height of the building (where relevant) and the extent to which that height:

**15(1)(a) has an impact on the privacy of occupiers and users of other land, and**

***Comment:***

As the lodge is located on the Alpine Way, there are no buildings to the south that will be impacted by the additions on that side.

Immediately to the north at the rear of the building is Aneeki Ski Lodge, a 26 bed club lodge. Additions to the deck on this side are to an existing, although not currently used, series of Juliet balconies. Because of the steeply sloping nature of the site, Schuss Ski Club is situated much higher than Aneeki, effectively looking over its roof, meaning that the impact on Aneeki from the proposed deck at Schuss will be minimal.

To the east of the lot is a vacant lot that was previously the site of Carinya lodge. Previous schemes had proposed extensions of level four to the east but Kosciuszko Thredbo were not supportive of this due to the possible impact on future development on the vacant lot, being the Thredbo landslide site. It is considered that the current proposal does not have any impact on this site as it does not take the building any closer to the eastern boundary than its current location.

Adjacent to the west of the Schuss Ski Club is Tyrola apartments. There are no changes proposed that will have any impact on the privacy of Tyrola.

**15(1)(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and**

***Comment:***

As the lodge is located on the Alpine Way, there are no buildings to the south that will lose northern sunlight due to the slight increase in building height. Aneeki Lodge, is located to the north of the building so will not lose any solar access.

The overall height of the building is being increased by only approximately 0.5m and this roof is pitched towards the centre of the building so the proposed alterations will have a negligible additional impact on neighbours to the east and west with respect to solar access.

**15(1)(c) has an impact on views from other land, and**

***Comment:***

It is not expected that the proposed alterations and additions will have any impact on views from other land given that the building is on the Alpine Way so there are no neighbours on the southern side of the building. All neighbours are located either adjacent to or downhill from the property and will not have their views impacted by the proposed alterations and additions.

**15(1)(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way**

The building is currently visible from the Alpine Way however because of the steep slope on the lot, the building is situated below the road. The additions on the southern elevation will alter the

character of the building and it is considered they will improve the visual appeal of the building from the Alpine Way. The new deck at the rear will not be visible.

#### **Clause 26 – Heritage Conservation:**

The subject site and building is not listed as a heritage item under Schedule 3 of the SEPP. Therefore the 'Objectives' under subclause (1) and 'Effect on Heritage Significance' and 'Heritage Impact Assessment' provisions under subclauses (4) & (5) respectively, do not apply.

With respect to the heritage listed Site of the 1997 landslide to the east, the subject site lease boundary is setback over 9m, with an allotment in between. As stated above, no proposed works project towards the east, towards the landslide site and therefore the additions and alterations are not anticipated to have any impacts on the cultural heritage associated with the vacant lot.

#### **4.2 SECTION 79C(1)(a)(ii) – DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS**

There are no draft Environmental Planning Instruments that are applicable to the site or proposed development.

#### **4.3 SECTION 79C(1)(a)(iii) – DEVELOPMENT CONTROL PLANS**

There are no Development Control Plans applicable to the Kosciuszko Alpine Resorts under State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

#### **4.4 SECTION 79C(1)(a)(iii)a – PLANNING AGREEMENTS**

There are no Planning Agreements applicable to the Kosciuszko Alpine Resorts under State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

#### **4.5 SECTION 79C(1)(a)(iv) – REGULATIONS**

The development application has been made in the accordance with requirements contained in Clause 50(1A) of the Environmental Planning and Assessment Regulation 2000.

#### **4.6 SECTION 79C(1)(b) – LIKELY IMPACTS**

##### **Natural Environment:**

Impacts on the natural environment will be minimal, as the additions and alterations to the existing building are mostly confined to the existing building footprint or otherwise located over impervious services, being highly disturbed.

##### **Built Environment:**

The proposed additions and alterations have been designed to integrate with the existing building whilst incorporating more contemporary elements including the skillion roof form. The overall changes to the built environment are considered positive.



### **Social and Economic impacts in the locality:**

The proposed additions and alterations have been designed to minimise any amenity impacts on the neighbouring properties and are not expected to generate any negative social or economic issues, while providing greater amenity to the guests of the building.

The proposed works will result in the building being significantly improved and updated and will improve the environmental performance of the building.

#### **4.7 SECTION 79C(1)(c) – SUITABILITY OF THE SITE**

The subject site is considered suitable to accommodate the proposed development.

#### **4.8 SECTION 79C(1)(d) – SUBMISSIONS**

The consent authority may choose to notify surrounding sub-lessees, and any submission made will be required to be appropriately considered.

#### **4.9 SECTION 79C(1)(e) – THE PUBLIC INTEREST**

The proposed additions and alterations are considered to be within the interest of the public, as they will result in an improvement to the building in regard to aesthetics, overall amenity and environmental efficiency without generating any negative impacts on the environment.

The above assessment has demonstrated that the proposal satisfies the objectives and relevant clauses prescribed under State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

Consequently, the propose development is considered to be within the public interest.

## 5. CONCLUSION

The proposed development has been considered in regard Section 79C of the EP&A Act, 1979 and State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

The proposal has been found to be consistent with the above legislation and Environmental Planning Instrument, as detailed in the above report.

The additions and alterations will represent the first significant upgrade works undertaken to the lodge since it was constructed.

The works will provide much greater amenity for the guests to the lodge; improve its environmental performance and achieve an improved accommodation standard.

The proposed additions and alterations with the colours and materials selected will result in a development that appropriately responds to the site, its locality and the character of the immediate and surrounding area.

## APPENDIX A

### PHOTOS

*Figure 1:  
Photo of the  
southern  
elevation  
of the building  
from the  
parking area*



*Figure 2:  
Photo of the  
southern  
elevation of  
the building  
from the  
Alpine Way*





*Figure 3:  
Photo  
showing the  
exterior of  
the lounge  
area to be  
extended to  
include a  
sitting area*



*Figure 4:  
Photo  
showing exit  
to existing  
unused  
balcony*

*Figure 5:  
Photo of the  
existing  
balcony to be  
demolished  
and Aneeki's  
roof below*



*Figure 6:  
Photo of the  
existing  
balcony to be  
demolished  
and replaced  
with a deck*





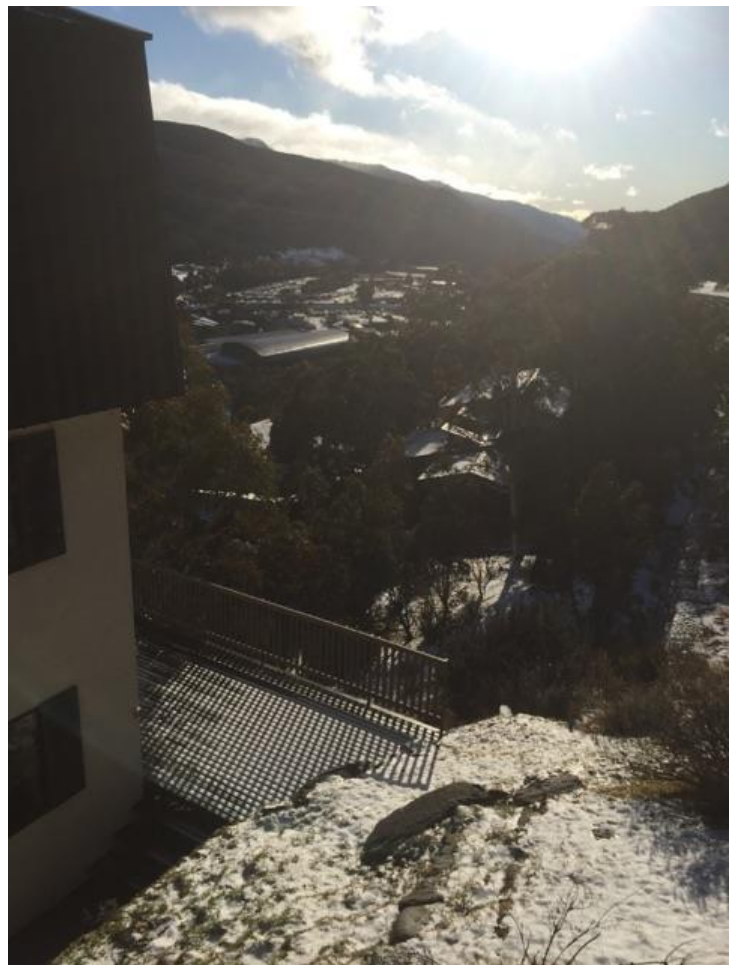
*Figure 7:  
Photo of the  
are to be  
enclosed as a  
bike storage  
area*



*Figure 8:  
Photo of the  
are to be  
enclosed as a  
bike storage  
area showing  
area to be  
paved*



*Figure 9:  
Photo of the  
are to be  
enclosed as a  
bike storage  
area showing  
area to be  
paved*



*Figure 10:  
Photo from  
the entrance  
bridge to  
Schuss  
showing  
vacant lot  
next door*



## APPENDIX B

### SITE ENVIRONMENTAL MANAGEMENT PLAN

# APPENDIX B

## SITE ENVIRONMENTAL MANAGEMENT PLAN

### Schuss Ski Club, Lot 707, Thredbo

## 1. Introduction

As detailed in the Statement of Environmental Effects, the proposed additions and alterations are predominantly contained within the existing building footprint or are located on impervious surfaces, with no impacts on native vegetation or adjacent watercourses.

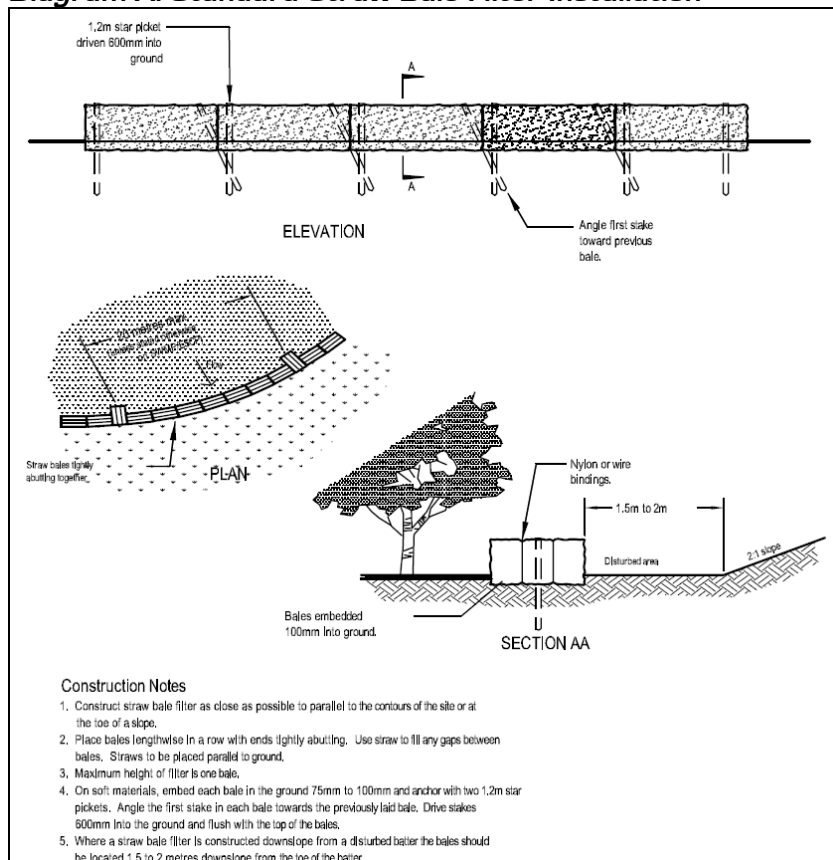
The following plan has been provided to identify the appropriate sediment controls, location for construction vehicles, material storage & site fencing.

Appropriate environmental management controls will be required to manage soil and surface water during the construction of the development. Temporary controls will include either a straw bale filter, installed as illustrated Diagram A or a sediment fence in accordance with Diagram B below.

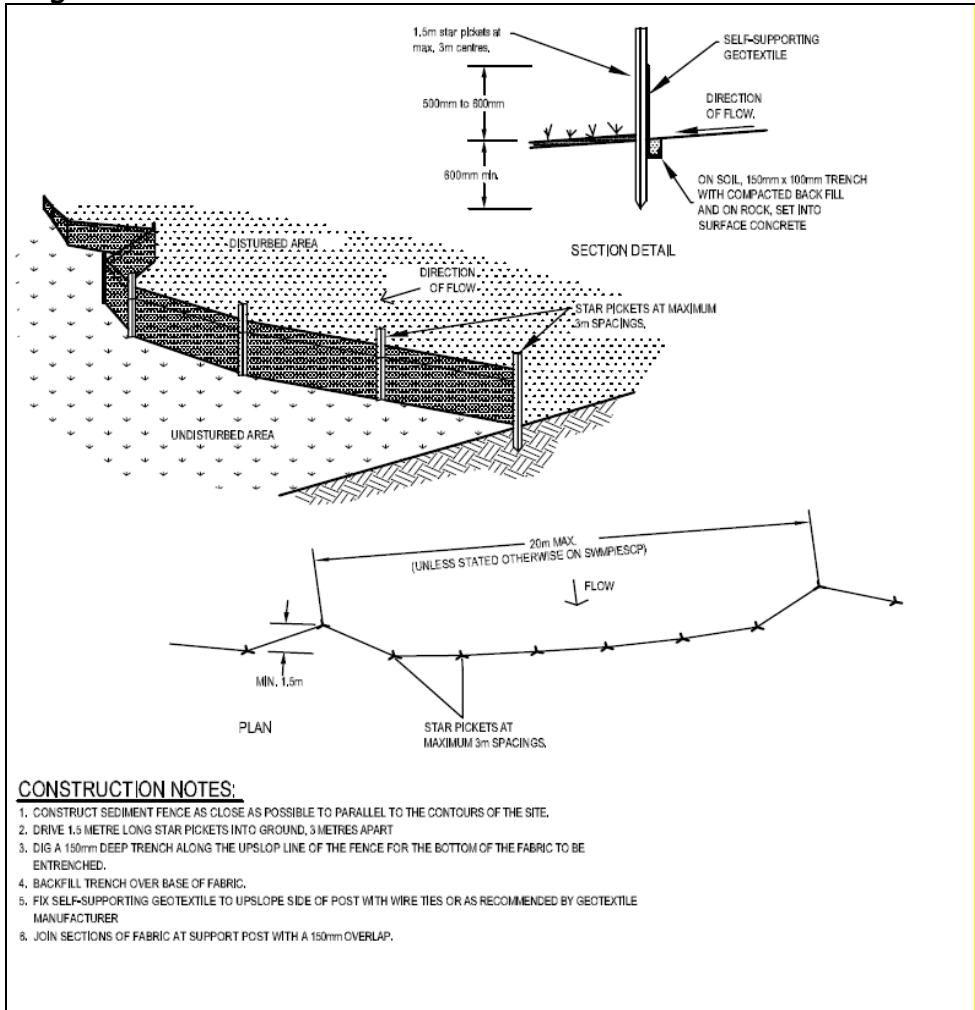
## 2. Erosion and Sediment Control Management

If the support posts for the deck extend to the ground, then the footings will require erosion and sediment control management located below them in accordance with Diagram A or B below.

**Diagram A: Standard Straw Bale Filter Installation**



**Diagram B: Standard Sediment Fence Installation**



### 3. Access & Vehicle Parking

Access to the site will be achieved via the driveway the Alpine Way (shown below in figure 1) with the existing parking spaces and driveway available to accommodate the construction vehicles, as shown below in figure 3.



*Figure 1: Parking area for construction vehicles*

#### **4. Material Storage**

Material storage for the development can be placed within the car park as shown in Figure 1 above.

#### **5. Concrete Truck Washing**

A bunded area for washing out concrete trucks is available at the Thredbo tip site.

#### **6. Waste Management**

To ensure that waste is managed, the following controls and measures are to be adhered to:

- All litter generated on site is to be disposed of in appropriate bin provided on site and disposed at Thredbo tip.
- All employees shall be informed of the need to maintain a clean worksite.
- Site generated waste including garbage, concrete and excess materials shall be collected within the waste bin and removed from the site to landfill located in Jindabyne.
- All loads of rubbish removed shall be securely covered to ensure no spillage.
- To the furthest extent possible efforts shall be made to reduce, reuse and recycle materials used onsite.

- The worksite shall be left in a tidy and rubbish free state upon completion of the Project.

## 7. Construction hours

The intended hours of operation is from 7am to 5pm Monday to Friday, 8am – 5pm on Saturday with no work on Sundays or Public Holidays from October through to May of each year. No construction is to take place from June through to September.

Noise pollution is not expected to be an issue from the construction of the proposed works.

## 8. Air pollution

The construction of the proposed development is not expected to create any unnecessary air pollution.

## 9. Fuels and Chemicals

The proposed development will not require the storage of fuels or chemicals on site.

## 10. Emergency Procedures

In case of an emergency, the following key emergency response contacts are provided below:

### Key Emergency Response Contacts

Organisation	Emergency Phone	Non Emergency Phone
NSW Police	000	Jindabyne: 6456 2244
NSW Fire Brigade	000	Jindabyne: 6456 2476
NSW Ambulance	000	
Medical Centres	Thredbo: Jindabyne: 6457 1221	
National Parks and Wildlife Service (NPWS)	1800 629 104	Jindabyne 6450 5555
Roads and Traffic Authority	Traffic incidents & road conditions: 131 700 Road closures and special events: 132 701	
Environment Protection Authority Environment Line	131 555	