

**DEVELOPMENT ASSESSMENT REPORT  
DA 016-05-2012**



**Alterations and additions to an existing  
building, Lot 532, DP 1118419,  
Crackenback Ridge, Neebarran  
Apartments 2 & 3, Thredbo Alpine Resort**

***Proposed by Kosciuszko Thredbo Pty Ltd***

Part 4 of the  
*Environmental Planning and Assessment Act 1979*

September 2012

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NSW Department of Planning and Infrastructure  
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# 1 EXECUTIVE SUMMARY

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This report is an assessment of development application DA 016-05-2012 under the provisions of Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) (and associated Regulations) and *State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007* (Alpine SEPP). The application is integrated development pursuant to s 91 of the EP&A Act.

## **Proposal**

The applicant, Kosciuszko Thredbo Pty Ltd, is seeking development consent to replace the two existing balconies on the southern (rear) elevation of Neebarren Apartments (Lot 532 DP 1118419 Thredbo alpine resort) with two larger balconies.

## **Consent authority**

Under the provisions of the Alpine SEPP, the Minister for Planning and Infrastructure is the consent authority for development within the NSW Alpine Resorts.

## **Permissibility**

Pursuant to cl 11 of the Alpine SEPP and the Thredbo alpine resort land use table, 'tourist accommodation' is permissible with consent.

## **Consideration and key matters**

The proposal has been considered against the matters set out in s 79C(1) of the EP&A Act and the Alpine SEPP. The key matters arising from this assessment include managing environmental impacts during construction, compliance with the Building Code of Australia (BCA), ensuring the alterations and additions integrate with the existing building, protecting the amenity of the adjoining properties, and ensuring the development is appropriate from a geotechnical perspective. These matters have been satisfactorily addressed by the applicant in the submitted plans and documents. Where necessary, conditions have been included in Schedule 2 to address these matters.

## **Consultation**

### *NSW Rural Fire Service (RFS)*

The development, being tourist accommodation, is a 'special fire protection purpose' and requires the Commissioner of the RFS to issue a Bushfire Safety Authority (BSA) for the development pursuant to s 100B of the *Rural Fires Act 1997*. The RFS have issued a conditional bushfire safety authority for the proposed development. These conditions can be satisfied and have been incorporated in full in Schedule 2.

### *NSW Office of Environment and Heritage (OEH)*

The proposal was referred to OEH pursuant to cl 17 of the Alpine SEPP. The OEH have outlined the level of vegetation clearing and management that would be acceptable to them to achieve an asset protection zone for bushfire protection purposes. This is far less than that required by RFS.

## **Notification**

The proposal was notified to neighbouring buildings from 22 May 2012 to 5 June 2012 and no submissions were received.

## **Conclusion**

After consideration of the proposal against the relevant statutory considerations, s 79C of the EP&A Act and the provisions of the Alpine SEPP, it is concluded that the proposed balconies are appropriate. The proposed development is permissible with consent and the RFS, poses minimal or no geotechnical hazard, and the RFS has issued a bushfire safety authority. The proposal is modest, not visually intrusive, and the amenity of the adjoining properties will not

be adversely affected. The proposal is therefore recommended for approval subject to the imposition of the conditions in Schedule 2.

## 2 BACKGROUND

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### 2.1 Locality

The Thredbo alpine resort is located within Kosciuszko National Park, approximately 37 kilometres from Jindabyne.

### 2.2 Site description

The subject site is Lot 532 DP 1118419 within the Crackenback precinct of Thredbo Alpine Resort. The Neebarran Apartments are an existing two storey building containing three apartments. The proposal relates only to apartments 2 and 3. No works are proposed to apartment 1.



**Photograph 1: Street view with Neebarran Apartments in the centre.**

The neighbouring buildings, Lot 531 'Ski In Ski Out' and Lot 533 'Eagles View', also provide tourist accommodation.

### 2.3 Background to the proposal

The proposed alterations and additions are being undertaken to improve the amenity of these apartments for occupants.

### 3 THE PROPOSED DEVELOPMENT

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It is proposed to replace two existing juliet balconies on the southern (rear) elevation of the existing Neebarren Apartments building with two larger balconies. The proposed balconies would each be 4.5 metres wide x 2.5 metres deep, with an area of 11.25 square metres. The two balconies would be identical to each other and would comprise of a steel support structure, hardwood timber decking (with galvanised steel mesh on the underside) and steel hand rails. A 1.8 metre high privacy screen is proposed to be erected at the inner ends of each respective balcony in order to provide privacy/visual separation between the two balconies. The replacement balconies would be supported by steel columns founded on three new footings located approximately 1 metre out from the southern elevation of the existing building.

The estimated cost of the works is \$10,000.

### 4 STATUTORY FRAMEWORK

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#### 4.1 Development assessment

The application has been made and assessed pursuant to Part 4 of the EP&A Act and the associated Regulations.

#### 4.4 Statement of permissibility

The subject site is located within the Thredbo alpine resort and the Alpine SEPP applies to the land. The proposed development falls within the definition of a 'tourist accommodation' which is permissible with consent pursuant to cl 11 and the Thredbo alpine resort land use table.

#### 4.5 Statutory considerations

The proposal has been considered against the relevant statutory considerations including:

- the principles of ecologically sustainable development (ESD);
- the objects of the EP&A Act;
- s 79C of the EP&A Act; and
- the Alpine SEPP.

The proposal is consistent with the principles of ESD, the objects of the EP&A Act and the Alpine SEPP. The proposal will not result in any adverse environmental impacts. The full assessment is provided in Appendix A of this report.

### 5 CONSULTATION

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#### 5.1 Submissions

The application was notified to the adjoining properties and the opportunity was provided to make a submission from 22 May 2012 to 5 June 2012. No submissions were received.

#### 5.2 Rural Fire Service

The development, being tourist accommodation, is a 'special fire protection purpose' and requires the Commissioner of the RFS to issue a BSA for the development pursuant to s 100B of the *Rural Fires Act 1997*.

The RFS have issued a conditional BSA, the requirements of which can be summarised as:

- the entire property is to be managed as an inner protection area (IPA);
- a defendable space is to be provided;
- the existing building is to be upgraded to improve protection against bushfires; and
- new construction is to comply with 'flame zone' requirements in AS 3959-2009.

The Department is satisfied that the requirements of the BSA can be achieved. The BSA conditions have been reproduced in full in Appendix A.2 and included in the conditions in Schedule 2.

### **5.3 NSW Office of Environment and Heritage (OEH)**

The proposal was referred to the OEH pursuant to cl 17 of the Alpine SEPP.

To the north of the property is a road, to the east and west are other tourist accommodation buildings, and to the south is native vegetation. The OEH have acknowledged that vegetation clearing is necessary to achieve the asset protection zone (IPA above) required by the NSW RFS, but has qualified that they do not support vegetation clearing beyond:

- slashing heath within 15 metres of the building to a height of 50-60cm;
- felling and removing standing dead timber without hollows within 15 metres of the building; and
- thinning of eucalypt saplings within 15 metres of the building.

The vegetation clearing considered acceptable by the OEH is actually in excess of that required by the RFS. The southern property boundary is located approximately 0.5 metres from the proposed decks and the RFS require that all areas within the property boundaries be managed as an IPA. However, the OEH have indicated that vegetation may be managed for a distance of 15 metres south from the building for the purposes of an asset protection zone.

## **6 CONSIDERATION**

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The proposal has been assessed against the relevant statutory considerations (as outlined in section 4.3 of this report above). A full assessment is provided in Appendix A and a discussion of the key matters arising from this assessment is provided below.

### **6.1 Managing environmental impacts during construction**

The proposal would not adversely impact upon the natural environment. The proposal is in keeping with the existing use of the building. The works are small scale and would be founded on three new footings, approximately 1 metre beyond the existing building footprint. The applicant has included a Site Environmental Management Plan (SEMP) that contains appropriate erosion and sediment control management measures in order to ensure that there are no soil impacts.

There is adequate car parking on site for construction equipment and vehicles. Construction impacts such as noise and vibration will be short term and managed in accordance with the SEMP and the conditions contained in Schedule 2. It is not envisaged that the alterations and additions would increase the existing noise and vibration levels within the apartments and there is adequate separation from neighbouring buildings.

The IPA asset protection zone required by the RFS will be implemented during the construction phase. This can be achieved with minimal environmental damage and will predominantly involve cleaning up debris, slashing of heath and thinning of eucalypt saplings, in accordance with the referral response received from the OEH.

### **6.2 Compliance with the Building Code of Australia (BCA)**

The proposal is required to comply with the BCA and relevant Australian Standards. Fire safety can be appropriately addressed by compliance with the BCA. Conditions have been included in Schedule 2 to ensure that these issues are addressed at the construction certificate stage.

### **6.3 Ensuring the alterations and additions integrate with the existing building**

The proposed balconies are small in scale and are in keeping with the existing building. The submitted plans provide for the installation of a 'vertical corro screen' to the inner sides of both proposed decks and are described as 1.8 metre high colorbond privacy screens in the statement of environmental effects.

To ensure that the appearance of the existing building and the visual amenity of the locality is maintained, Condition C.5 has been included in Schedule 2 which requires that the two 1.8 metre high privacy screens are open louvre, slat or lattice colorbond privacy screens (or equivalent, which is no more than 60% solid), rather than a solid colorbond panel. This minor amendment to the proposal is considered necessary as the likely aesthetic appearance of a solid colorbond panel could potentially detract from the appearance of the existing building and visual amenity of the locality. Subject to this condition, it is considered that the proposed construction materials will not detract from the existing building or the context and setting of the locality.

### **6.4 Protecting the amenity of the adjoining properties**

The proposed larger balconies will improve the amenity for the occupants of apartments 2 and 3. They will project 2.5 metres beyond the alignment of the southern (rear) elevation of the existing building with an outlook towards the bushland and valley to the south rather than towards buildings on adjoining properties. The level of overlooking towards adjoining properties will not be increased from what is currently available from the existing balconies. The installation of 1.8 metre high privacy screens on the inner sides of both balconies will ensure that satisfactory privacy and visual separation is maintained between the users of both balconies.

### **6.5 Geotechnical**

In accordance with the Department's Geotechnical Policy, the applicant has submitted a Form 4 and a 'Geotechnical Assessment' (dated 23 March 2012) prepared by Jeffrey and Katauskas Pty Ltd which confirms that the proposal will constitute minimal or no geotechnical impact. The recommendations of this assessment have been incorporated into the conditions contained in Schedule 2.

## **7 CONCLUSION**

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After consideration of the proposal against the relevant statutory considerations, s 79C of the EP&A Act and the provisions of the Alpine SEPP it is concluded that the proposed balconies are appropriate. The proposed development is permissible with consent and the RFS has issued a bushfire safety authority for the development. The proposal is modest, not visually intrusive, and the amenity of the adjoining properties will not be affected by the development. The proposal is considered appropriate and is therefore recommended for approval subject to the imposition of the conditions in Schedule 2.

## **8 DELEGATIONS**

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It is considered that Erin Fuller, Acting Team Leader, Alpine Resorts Team has the delegation to exercise the function as a consent authority as provided by the Minister for Planning, pursuant to section 23 of the *Environmental Planning and Assessment Act 1979*. This exercise of delegations is considered to be appropriate in accordance with the adopted delegation guidelines, dated 14 September 2011.

## 9 RECOMMENDATION

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It is recommended that Erin Fuller, Acting Team Leader, Alpine Resorts Team as delegate for the Minister for Planning under Instrument of Delegation dated 14 September 2011 pursuant to Section 80(1)(a) of the *Environmental Planning and Assessment Act 1979* and State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007:

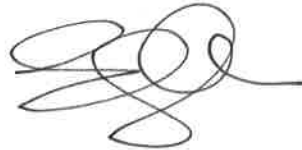
- (i) Grant consent to **DA 016-05-2012** for alterations and additions to Neebarran Apartments 2 and 3 at Lot 532 DP 1118419, Thredbo alpine resort subject to conditions of consent (**refer to Schedule 2**);
- (ii) Sign and date the Notice of Determination for DA 016-05-2012 (**refer to Notice of Determination**);

Prepared by:



**Robert Byrne**  
Senior Planner  
Metropolitan and Regional Projects South

Approved by:



**Erin Fuller**  
A/Team Leader  
Alpine Resorts Team

**Determined as Delegate of the Minister for Planning  
and Infrastructure**



# Appendix A – Statutory Assessment & Consideration

## A1 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

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The Department has considered the proposed development against the five principles of ESD set out in s 3 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act):

Integration principle – The environmental, economic and social aspects of the proposal have been considered. The proposal would not adversely impact upon the natural environment, it is generally within the existing building footprint and in keeping with the use of the building.

Precautionary principle – The proposal does not pose a threat of serious or irreversible environmental damage. The proposal improves the amenity of an existing tourist accommodation facility.

Inter-generational principle – The proposal would not adversely impact upon the health, diversity or productivity of the environment for future generations.

Biodiversity principle – The proposal would not result in a loss of biodiversity as the APZ recommended by the RFS can be achieved with minimal environmental damage.

Valuation principle – The proposal would result in an improved living space within the building. The development will be funded by the sub-lessee.

## A2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

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### Objects of the EP&A Act

The objects of the EP&A Act provide an overarching framework that informs the purpose and intent of the legislation and gives guidance to its operation. The consideration and determination of a development application under Part 4 must be informed by the relevant provisions of the EP&A Act, consistent with the objects.

The proposal is considered to be consistent with the objects of the EP&A Act in that:

- the proposal will not result in an adverse environmental impact;
- the alterations and additions are in keeping with the existing building;
- the proposal is consistent with ESD principles; and
- the proposal will not have a negative impact upon any threatened species, their habitats or ecological communities that are within the locality.

### Section 79C(1) matters for consideration – general

In determining a development application, a consent authority must take into consideration the matters referred to in s 79C(1) of the EP&A Act as are of relevance to the development:

S 79C(1)(a)(i) the provisions of any environmental planning instrument
The applicable environmental planning instrument is State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007. The proposal complies with the Alpine SEPP. An assessment of the proposal against the Alpine SEPP is provided in section A3.
S 79C(1)(a)(ii) the provisions of any proposed environmental planning instrument
None are applicable to the proposal.
S 79C(1)(a)(iii) the provisions of any development control plan
None are applicable to the proposal.

S 79C(1)(a)(iii) the provisions of any planning agreement

None are applicable to the proposal.

S.79C(1)(a)(iv) the provisions of any Regulations

CI 92 – The proposal involves minor demolition works. Reference to AS 2601 is included in the conditions in Schedule 2. The subject site is not within the coastal zone.

CI 94 – It is not considered that an upgrade of the building (to bring it into total or partial conformity with the BCA) is required as, the building is relatively new (1996), the proposed works do not represent more than 50% of the total volume of the building, and the new balconies will be of non-combustible materials.

S 79C(1)(b) the likely impacts of that development

Context and setting – The proposed alterations and additions are small in scale and are in keeping with the existing building. The proposal does not impact on the context and setting of the locality.

Access, transport and traffic – The proposal will not increase traffic to the site or impact upon access, transport or traffic management within the resort.

Public domain – The proposed works are within the existing building footprint and will not impact upon the public domain.

Utilities and energy – Energy and utility requirements will not be altered by the proposal.

Heritage – The proposal will not impact upon any European or Aboriginal archaeological heritage items.

Other land resources – The proposal will not impact on any valuable land resources.

Water – The works are within the existing building footprint and it is not envisaged that the two balconies will alter water usage in these apartments.

Soils – The works are small in scale and within the existing building footprint. No soil impacts are expected as appropriate site environmental management measures have been proposed and are reinforced in the conditions contained in Schedule 2.

Noise and vibration – There will be an increase in noise and vibration during construction which will be short term and managed in accordance with conditions in Schedule 2. It is not envisaged that the alterations and additions would increase the existing noise and vibration levels within the building. There is adequate separation from neighbouring buildings.

Air and microclimate – Impacts in this regard will be small-scale and short-term during construction and involve primarily, dust and vehicle emissions. These will be managed in accordance with conditions in Schedule 2. No long term impacts are expected.

Flora and fauna – The OEHL have acknowledged that vegetation clearing is necessary to achieve the asset protection zone required by the NSW RFS, and supports the slashing of heath within 15 metres of the building to a height of 50-60cm, the felling and removing standing dead timber without hollows within 15 metres of the building, and the thinning of eucalypt saplings within 15 metres of the building. This vegetation clearing is actually in excess of that required by the RFS, who only require the entire property to be managed as an IPA. The level of vegetation management required is not considered to have an adverse environmental impact and there will not adversely impact on any threatened species, populations, or their habitats, or endangered ecological communities (s 5A of the EP&A Act).

Waste – The proposal does not increase the need for waste disposal on site. A condition is included in Schedule 2 to ensure all building waste is appropriately managed.

Natural hazards – The subject site is bushfire prone and this matter is addressed below this table. The applicant has submitted a geotechnical assessment for the proposal which has concluded that the proposed balcony extension will constitute minimal or no geotechnical impact at the site. The site is not affected by flooding. There are no other known natural hazards associated with the site.

Technological hazards – The proposal is required to comply with the BCA and relevant Australian Standards. Conditions have been included in Schedule 2 to ensure these issues are addressed at the construction certificate stage.

Safety, security and crime prevention – The alterations and additions are unlikely to have a detrimental impact upon security or crime prevention in the locality.

Social impact – The social impacts are positive. The proposal improves the amenity of an existing tourist accommodation building. The proposal would result in an improved living space within the building and a safer entrance to the unit to protect occupants from falling snow.

Economic impact – The proposal is small in scale and will not have an adverse economic impact. The development will be funded by the sub-lessee.

Site design and internal design – The site is considered to be adequately serviced by pedestrian linkages and provides an acceptable level of access. The alterations and additions have been designed to integrate with the existing building.

Construction – The proposal is small in scale and no impacts are envisaged during the construction phase.

Cumulative impacts – No cumulative impacts are envisaged as a result of this proposal. The proposal consists of alterations and additions to an existing building that do not impact the locality in general.

**S 79C(1)(c) the suitability of the site for the development**

The site is considered suitable for the proposal as it does not alter the existing land use (tourist accommodation), it will improve amenity for occupants of the apartments, and the alterations and additions are in keeping with the existing building and other development in the locality. There are no impacts to the adjoining properties as a result of the proposal. Whilst vegetation removal and management is required to satisfy the conditions of the bushfire safety authority, this is considered minimal and acceptable, and will result in an improved outcome from a bushfire safety perspective.

**S 79C(1)(d) any submissions made in accordance with the Act or the regulations**

The application was notified to the adjoining properties Lot 531 'Ski In Ski Out', Lot 533 'Eagles View', and Lot 532 Neebarran Apartment 1. The opportunity was provided to make a submission from 22 May 2012 to 5 June 2012. No submissions were received.

**S 79C(1)(e) the public interest**

The proposed development is considered to be consistent with the aim and objectives of the Alpine SEPP and the public interest would not be compromised by the proposal subject to the conditions in Schedule 2. There would not be an adverse impact on the environment and the proposal is consistent with the principles of ESD.

### **Section 91 and 91A – Integrated Development**

The development, being tourist accommodation, is a 'special fire protection purpose' and requires the Commissioner of the RFS to issue a bush fire safety authority (BSA) for the development pursuant to s 100B of the *Rural Fires Act 1997*. The proposal is therefore integrated development in accordance with s 91 of the EP&A Act.

The RFS has issued a BSA subject to the following conditions:

#### **Asset Protection Zones**

*The intent of measures is to provide sufficient space for fire fighters and other emergency services personnel, ensuring radiant heat levels permit operations under critical conditions of radiant heat, smoke and embers, while supporting or evacuating occupants. To achieve this, the following conditions shall apply:*

- 1. At the commencement of building works and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.*
- 2. To allow for emergency service personnel and residents to undertake property protection activities, a defendable space that permits unobstructed pedestrian access is to be provided around the building.*

#### **Design and Construction**

*The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:*

- 3. The existing building(s) shall be upgraded to improve protection against bush fires by undertaking the following:*
  - Existing window(s) on the southern elevation are to be screened with bronze or corrosion resistant steel mesh with a maximum aperture size of 2mm.*
  - Screens shall be placed over the entire window to reduce the impact of radiant heat upon the glass.*
  - Vents, weepholes and the like are to be screened with bronze or corrosion resistant steel with a maximum aperture of 2mm, to prevent the entry of embers.*
  - External doors are to be sealed with draft excluders to prevent the entry of embers.*
- 4. New construction shall comply with Sections 3 and 9 (BAL FZ) Australian Standard AS3959–2009 'Construction of buildings in bush fire-prone areas'. However, any material, element of construction or system when tested to the method described in Australian Standard AS1530.8.2 Methods for fire tests on building materials, components and structures Part 8.2: Tests on elements of construction for buildings exposed to simulated bushfire attack – Large flaming sources shall comply with Clause 13.8 of that Standard except that flaming of the specimen is not permitted and there shall be no exposed timber.*

These conditions can be satisfied and have been included in full in the conditions contained in Schedule 2.

### **A3. COMPLIANCE WITH ENVIRONMENTAL PLANNING INSTRUMENTS**

#### **State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007**

##### **CI 2 – Aim and objectives:**

The proposal is considered to be consistent with the aim and objectives of the Alpine SEPP in that it is consistent with the principles of ESD and consists of minor alterations and additions to the existing building. The proposal improves the amenity of an existing tourist accommodation facility.

CI 11 – Land Use Table
The proposal is for alterations and additions to an existing tourist accommodation building. Pursuant to cl 11 of the Alpine SEPP and the Thredbo alpine resort land use table, 'tourist accommodation' is permissible with consent.
CI 14(1) – Matters to be considered by consent authority
(a) the aim and objectives of this policy, as set out in clause 2
See discussion above.
(b) the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),
The proposal is considered appropriate as it would provide improved amenity for the occupants of the apartments without an adverse impact on the environment. Appropriate environmental management measures are proposed during construction. The applicant has provided a geotechnical assessment with the development application along with a completed "Form 4" in accordance with the Departments Geotechnical Policy. The RFS has issued a conditional bushfire safety authority for the proposal and bushfire conditions have been incorporated into Schedule 2. There are no other known natural hazards.
(c) the cumulative impacts of development on existing transport, effluent management systems, waste disposal facilities or transfer facilities, and existing water supply
The proposal does not modify the capacity or use of the existing building. The subject site contains the necessary infrastructure and services to support the development as proposed.
(d) any statement of environmental effects,
The SEE and additional information supplied are considered adequate to enable a proper assessment of the proposal.
(e) the character of the alpine resort,
The proposal is of a small scale and will not significantly alter the character of the resort. The proposed alterations and additions are in keeping with the existing development and the surrounding environment.
(f) the Geotechnical Policy – Kosciuszko Alpine Resorts,
While the loads imposed on the existing structure will not change, three new footing outside of the building footprint are required to support the new decks. The applicant has submitted a Form 4 and a 'Geotechnical Assessment' (23 March 2012) prepared by Jeffrey and Katauskas Pty Ltd which confirms that the proposal will constitute minimal or no geotechnical impact. The recommendations of this assessment have been incorporated into the conditions contained in Schedule 2.
(g) any sedimentation and erosion control measures,
The proposal is small in scale and as such no adverse impacts are expected. The applicant has submitted and SEMP that contains appropriate mitigation measure during the construction phase.
(h) any stormwater drainage works proposed,
The existing storm water drainage system is adequate for the proposed alterations and additions.
(i) any visual impact of the proposed development, particularly when viewed from the Main Range,
The proposal will not result in an unacceptable visual impact. The alterations and additions are of a scale that is consistent with the existing building. The proposed materials are compatible in the locality. There is adequate separation and landscape screening to

neighbouring buildings. The site is not visible from the Main Range.	
(j) any significant increase in activities, outside of the ski season, The proposal will not result in a significant increase in activities outside the ski season.	
(k) if the development involves the installation of ski lifting facilities The proposal does not involve the installation of any new ski lifting facilities.	
(l) if the development is proposed to be carried out in Perisher Range Alpine Resort: the document entitled Perisher Range Resorts Master Plan and the document entitled Perisher Blue Ski Slope Master Plan N/A	
(m) if the development is proposed to be carried out on land in a riparian corridor: N/A	
CI 15 – Additional matters to be considered for buildings	
Building Height	The height of the building is not being increased. Impacts such as overshadowing will not change. The existing levels of amenity for adjoining properties will be maintained.
Building Setback	The proposed alterations and additions would project 2.5m out from the southern face of the existing building. The front and both side building setbacks are not changing. There is adequate separation and landscape screening to neighbouring buildings. The existing levels of amenity for adjoining properties will be maintained.
Landscaped Area	The existing landscaped areas will be maintained. Given the small scale of the proposed development additional landscaping is not required.
CI 17 – applications referred to the Office of Environment and Heritage (OEH)	
The proposal was referred to OEH pursuant to cl 17 of the Alpine SEPP. The OEH advised:  <b>Flora and fauna</b> <i>The vegetation to the south of the building has been substantially cleared for a distance of approximately 20m with the vegetation consisting of short exotic grasses, regenerating heath to 80cm tall and some regenerating eucalypt saplings. Based on the conditions at this site, any further vegetation removal required for an Asset Protection Zone should only be undertaken as follows:</i>	
<ul style="list-style-type: none"> <li>▪ <i>Heath within 15m of the building may be slashed to a height of 50–60cm.</i></li> <li>▪ <i>Standing dead timber without hollows within 15m of the building may be felled and removed.</i></li> <li>▪ <i>Thinning of eucalypt saplings to 15m of the building would be permissible.</i></li> <li>▪ <i>No other vegetation clearing would be supported at this site.</i></li> </ul>	
<i>Satisfactory environmental protection measures should be put in place to minimise environmental impacts during construction.</i>	
<b>Other matters</b> <i>There are no other comments on leasing matters, Aboriginal cultural heritage, environmental Health or NPWS municipal services.</i>	
The vegetation management required to achieve the required asset protection is far less than that acceptable by the OEH. The applicant has also provided a SEMP for the proposed works which, in conjunction with the conditions contained in Schedule 2, is considered appropriate for the scale of works.	

<b>CI 26 – Heritage conservation</b>	
<b>European heritage</b>	<b>The proposal will not impact on any European heritage items.</b>
<b>Aboriginal heritage</b>	<b>The proposal will not impact on any Aboriginal heritage items. However, conditions have been included in Schedule 2 to ensure that works cease if any item become unearthed during excavation.</b>