



**DEVELOPMENT ASSESSMENT REPORT
DA 6390**

**Minor internal and external alterations to
Athol Lodge 7 Diggings Terrace,
Thredbo Alpine Resort**

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

Part 4 of the
Environmental Planning and Assessment Act 1979

July 2014

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1 EXECUTIVE SUMMARY

This report is an assessment of development application DA 6390 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 in accordance with Section 91 of the EP&A Act.

Proposal

The applicant, Kosciuszko Thredbo Pty Ltd, is seeking development consent for minor internal and external alterations to an existing building known as Athol Lodge, Thredbo Alpine Resort.

The proposal initially contained works to Athol 2 and Athol 5 included the replacement and extension of two balconies, the addition of a new balcony, the addition of new doors to the balcony, the excavation and extension of the car parking area, the installation of a new firebox in the open fire place, landscaping and external repainting

During the assessment of the application the applicant requested that all works to Athol 2 be excluded from the development due to the sub-lessee investigating alternative design options for this part of the building. A separate development application will be lodged for these works.

The subject application now only applies to Athol 5.

Consent authority

Under the provisions of the Alpine SEPP, the Minister for Planning 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 integrate with the existing building and protecting the amenity of the adjoining properties. These matters have been satisfactorily addressed by the applicant in the submitted plans and documents. Where necessary, conditions of consent have been included to address these issues.

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 for the development pursuant to s.100B of the *Rural Fires Act 1997*. The RFS issued a bush fire safety authority that contained general terms of approval (GTA) in relation to: asset protection zones (APZs); evacuation and emergency management; design and construction; and landscaping. These GTA have been incorporated in full into the conditions of consent in Schedule 2.

NSW Office of Environment and Heritage (OEH)

The proposal was referred to the OEH pursuant to cl.17 of the Alpine SEPP. The OEH advised that the information supplied had been reviewed, the proposal is acceptable and the proposal is permissible under the terms of the lease.

NSW Office of Water (NOW)

The proposed development is integrated development pursuant to s.91 of the EP&A Act as a Controlled Activity Approval under the Water Management Act 2000 is required in order for the development to be carried out. The NSW Office of Water has issued their General Terms of Approval for the development and these have been incorporated into the conditions in Schedule 2.

Notification

The proposal was notified to neighbouring lodges of Silver gums Chalet, Snow Angel, Dookies, Gone Fishing, Chimneys Ridge, Billies, Wombiana, Geehi Apartments, Ramshead Hut and Drifthill for a period of fourteen days. 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 minor internal and external alterations are appropriate. The proposed development is permissible with consent and the replacement and extensions of the existing balconies will not be visually intrusive. The balconies will improve the overall amenity of the building. 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.

2 BACKGROUND

2.1 Locality

The locality is the southern end of Thredbo Village at Thredbo Alpine Resort within Kosciuszko National Park.

2.2 Site description

The subject site is known as the Athol Lodge, 7 Diggings Terrace, Thredbo Alpine Resort. Athol Lodge is a three story building that consists of two apartments, one being a five bedroom public ski lodge (Athol 5) and the other a two bedroom private apartment (Athol 2). Athol Lodge is used for tourist accommodation. The main vehicle access to the subject site is directly off Diggings Terrace, the pedestrian is also via Diggings Terrace. The existing building materials consist of stonework, timber cladding and a metal roof. The site is 657.8m² with Athol Lodge being the only building located on the allotment.

2.3 Background to the proposal

The proposed minor internal and external alterations are being undertaken to replace unsafe and unusable balconies, and to improve the external amenity of the building. The works also ensure that the building is being maintained to a suitable standard for tourist accommodation.

3 THE PROPOSED DEVELOPMENT

3.1 Overview

Athol 5

The proposed development for Athol 5 will be both internal and external alterations including:

- replacement and extension of the second floor balcony;
- replacement and extension of the third floor balcony;
- new balconies to be supported by posts into the ground;
- selected window glazing replacement;
- open fire place will have an internal fire box installed; and
- repainting of the cladding in Dulux Ito (Athol 5 only);

The full extent of the internal and external works is described in the Statement of Environmental Effects prepared by Dabyne Planning Pty Ltd and the accompanying architectural plans. The estimated cost of the works is \$38,000.

Athol 2 (excluded works)

The proposal initially included works to Athol 2. The sub-lessee is investigation alternative design options for this part of the building and it is intended to lodge a separate development application for these works.

The applicant has requested that all works to Athol 2 be excluded from the development.

The proposed development for Athol 2 that have been excluded from the development including:

- the addition of a deck that will be located on the north and eastern side of the building;
- removal of existing windows;
- replacement of some windows;
- double doors to be added to allow for access to the decking;
- demolition of the verandah roof;
- new roof installed under the proposed balcony to direct rain and snowfall away from building; and
- the balcony will be supported by posts into the ground.

External/site works (excluded)

The following site works have also be excluded from the development:

- the removal of three mature snow gums;
- the excavation and the upgrade of the existing car parking area;
- construction of new steps;
- entrance verandah roof and door to be demolished;
- construction of a new retaining wall; and
- repainting of the cladding in Dulux Ito (Athol 2 only).

4 STATUTORY FRAMEWORK

4.1 Development assessment

The application has been made and assessed pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* and the regulations made under this Act.

4.2 Statement of permissibility

The subject site is located within the Thredbo Alpine Resort and State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 (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.

4.3 Statutory considerations

The proposal has been considered against the relevant statutory considerations:

- the principles of ecologically sustainable development (ESD);
- the objects of the EP&A Act;
- S 79C of the EP&A Act; and
- State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007

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

5.1 Submissions

The application was notified to the adjoining properties of Silver Gums Chalet, Snow Angel, Dookie's, Gone Fishing, Chimneys Ridge, Wombiana, Drift Hill, Ramshead Hut, Geehi Apartments and Billies. The opportunity was provided to make submissions from 12 February until 25 February 2014. No submissions were received.

5.2 Rural Fire Service

The RFS have issued a bush fire safety authority that contained general terms of approval (GTA) in relation to: asset protection zones (APZs); evacuation and emergency management; design and construction; and landscaping. These GTA have been incorporated in full into the conditions of consent in Schedule 2.

5.3 NSW Office of Environment and Heritage (OEH)

The proposal was referred to OEH pursuant to cl.17 of the Alpine SEPP. The OEH advised that the information supplied had been reviewed and the proposal is acceptable and is permissible under the lease agreement.

5.4 NSW Office of Water (NOW)

The proposed development is integrated development pursuant to s.91 of the EP&A Act as a Controlled Activity Approval under the Water Management Act 2000 is required in order for the development to be carried out. The NSW Office of Water has issued their General Terms of Approval for the development and these have been incorporated into the conditions in Schedule 2.

6 CONSIDERATION

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

It is unlikely that the proposal will cause any impact upon the natural environment. The proposal is in keeping with the use of the building as tourist accommodation. The works can be considered to be of a moderate nature and scale and are within the existing building footprint. There is adequate car parking on site for construction equipment and vehicles. Material storage will be placed only during construction on a portion of the car parking area and possibly on the site above the car parking area. Construction impacts such as noise and vibration will be short term and managed in accordance with conditions of consent. It is not envisaged that the works would increase the existing noise and vibration levels within the building. There is adequate separation from neighbouring buildings. Dust and vehicle emissions may occur during construction however no long term impacts are expected.

6.2 Compliance with the Building Code of Australia (BCA)

The proposal is required to comply with the BCA and relevant Australian Standards. Wind and snow loading requirements can be appropriately addressed by compliance with the BCA. Conditions of consent have been included to ensure these issues are addressed at the construction certificate stage.

6.3 Ensuring the external alterations integrate with the existing building

The proposed external alterations are moderate in nature and scale and are in keeping with the façade of the existing building. The proposed materials and colours are in keeping with the colour and style of what is existing and the locality. The proposal does not impact on the context and setting within the locality. The removal and replacement of balconies on Athol 5 will improve the amenity and safety for the users of the lodge while also visually improving the existing tourist accommodation building.

6.4 Protecting the amenity of the adjoining properties.

The proposed external works are within the existing building footprint. The height of the building is not being increased and the existing setbacks will be maintained. The works are limited to the external façades of the building. The only internal works proposed is the installation of a fire box into the existing open fireplace in Athol 5. There is adequate separation distance and landscape treatment between Athol Lodge and the neighbouring buildings. This buffer maintains the existing levels of privacy at the site. No views will be obstructed by the development. The shadows cast by the existing building will not change. The existing levels of natural light to neighbouring buildings will be maintained.

7 CONCLUSION

The proposal is permissible with consent under the Alpine SEPP. 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 minor internal and external alterations to Athol Lodge are acceptable. The proposed development is permissible with consent and is considered modest, not visually intrusive, and will improve the overall amenity of the building. 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

Under the instrument of delegation signed on the 14 September 2011 and effective as of 1 October 2011, the Minister delegated functions under Section 80 of the EP&A Act to the Team Leader, Alpine Resorts Team applications in relation to land to which *State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007* applies, and where there are less than 10 public submissions in the nature of objections to the subject application.

The application relates to land to which *State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007* applies and no public submissions have been received. It is therefore considered that Daniel James, Team Leader, Alpine Resorts Team has delegation to determine the application.

9 RECOMMENDATION

It is recommended that Daniel James, 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 6390** for minor internal and external alterations to the existing building at Athol Lodge, 7 Diggings Terrace, Thredbo Alpine Resort subject to the conditions of consent (**refer to Schedule 2**);
- (ii) Sign and date the Notice of Determination for DA 6390 (**refer to Notice of Determination**);

Prepared by:

 23.7.14

Teille Whiteman
Planning Officer
Alpine Resorts Team

Approved by:

 24/7/2014

Daniel James
Team Leader
Alpine Resorts Team

Determined as Delegate of the Minister for Planning

APPENDIX A – STATUTORY ASSESSMENT & CONSIDERATION

A1. ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Section 3A of the *Environment Protection and Biodiversity Conservation Act 1999* sets out five principles of ecologically sustainable development (ESD). The Department has considered the proposed development against these ESD principles as follows:

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

Precautionary principle – The proposal does not pose a threat of serious or irreversible environmental damage. The proposal improves the amenity and safety of an existing holiday accommodation building. The proposal ensures that the building is being maintained to a suitable standard for tourist accommodation.

Inter-generational principle – The proposal represents the sustainable use of the site. The proposal would not adversely impact upon the health, diversity or productivity of the environment for future generations. The proposal does not involve the removal or disturbance of any native vegetation.

Biodiversity principle – The proposal would not result in a loss of biodiversity as there would be no adverse disturbance to any native vegetation. The APZ recommended by the RFS can be achieved with minimal environmental damage.

Valuation principle – The proposal would result in improved amenity for users of the building. The development will be funded by the sub-lessee.

A2. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Objects of the EP&A Act

The objects 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 of the EP&A Act. 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;
- all works are within the existing building footprint;
- the external alterations 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)(iiia) the provisions of any planning agreement
None are applicable to the proposal.
S.79C(1)(a)(iv) the provisions of any Regulations
<u>Cl.92</u> – The proposal involves minor demolition works of the existing balconies and verandahs. Reference to AS 2601 is included in the conditions of consent.
S.79C(1)(b) the likely impacts of that development
<p><u>Context and setting</u> – The proposed minor internal and external alterations are moderate in nature and scale and will not detract from the façade of the existing building. The materials and colours have been selected to match the existing facade. The proposal does not impact on the context and setting of the locality.</p> <p><u>Access, transport and traffic</u> – The proposal will not increase traffic to the site or impact upon access, transport or traffic management within the Resort.</p> <p><u>Public domain</u> – The proposed works are within the existing building footprint and will not impact upon the public domain.</p> <p><u>Utilities and energy</u> – Energy and utility requirements will not be altered by the proposal.</p> <p><u>Heritage</u> – The proposal will not impact upon any European or Aboriginal archaeological heritage items.</p> <p><u>Other land resources</u> – The proposal will not impact on any valuable land resources.</p> <p><u>Water</u> – There will be no increase in water usage at the site. The works are within the existing building footprint.</p> <p><u>Soils</u> – The works are small in scale and within the existing building footprint. No soil impacts are expected.</p> <p><u>Noise and vibration</u> – There will be an increase in noise and vibration during construction. This will be short term and managed in accordance with conditions of consent. It is not envisaged that the alterations would increase the existing noise and vibration levels within the building. There is adequate separation from neighbouring buildings.</p> <p><u>Air and microclimate</u> – 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 of consent. No long term impacts are expected.</p> <p><u>Flora and fauna</u> – The proposed works are within the existing building footprint. There is no native vegetation that requires removal. The RFS recommend a minimum distance of 8 metres on the north eastern side of the building to be maintained as an inner protection area (IPA). The IPA can only be achieved by the removal of vegetation from the north east side of the subject property.</p> <p><u>Waste</u> – The proposal does not increase the need for waste disposal on site. A condition is</p>

included in schedule 2 to ensure all building waste is appropriately managed.

Natural hazards – The proposal involves minor excavation for footings. The applicant has submitted a Geotechnical Policy Form 4 Minimal Certification (11 November 2013).

Technological hazards – The proposal is required to comply with the BCA and relevant Australian Standards. Wind and snow loading can be appropriately addressed by compliance with the BCA. Conditions of consent have been included to ensure these issues are addressed at the construction certificate stage.

Safety, security and crime prevention – The minor internal and external alterations 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 safer balconies for the lodge.

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

Site design and internal design – The works are within the existing building footprint. The site is considered to be adequately serviced by pedestrian linkages and provides an acceptable level of access. The external alterations have been designed to integrate with the existing building. BCA compliance can be achieved.

Construction – The proposal is considered to be moderate 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 minor internal and external alterations to an existing building that will not impact upon the locality.

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) already located on the site. The proposal will enable improvements in the amenity of the building. The alterations 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. Some vegetation removal maybe required on the north eastern side of the building to provide for the RFS required IPA.

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

The application was notified to the adjoining apartments Silver gums Chalet, Snow Angel, Dookies, Gone Fishing, Chimneys Ridge, Billies, Wombiana Lodge, Geehi Apartments, Ramshead Hut and Drifthill. The opportunity was provided to make a submission from 12 February to 25 February 2014. No submissions were received. The application was referred to the RFS, NOW and the OEH. The comments and recommendations from these agencies have been considered in the assessment of this application.

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 conditions of consent. 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 proposal is considered to be integrated development in accordance with Section 91 of the *Environmental Planning and Assessment Act 1979*.

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 Bush Fire Safety Authority for the development pursuant to s.100B of the *Rural Fires Act 1997*.

The RFS issued a bush fire safety authority that contained general terms of approval (GTA) in relation to: asset protection zones (APZs); evacuation and emergency management; design and construction. Comments were also provided with regard to any future landscaping works.

The RFS GTA are summarised as follows:

- the entire property shall be managed as an inner protection zone in perpetuity to ensure that sufficient space is maintained around the building for fire fighters and other emergency services personnel during a bush fire;
- all new construction is to comply with Australian Standard AS 3959-2009 'Construction of buildings in fire prone areas';
- arrangements for emergency and evacuation are required to comply with Planning for Bushfire Protection; and
- the existing building is required to be upgraded to improve ember protection.

The GTA are achievable and will not result in a significant impact to any native vegetation. These GTA are incorporated into the conditions of consent in Schedule 2.

NSW Office of Water (NOW)

The proposed development is integrated development pursuant to s.91 of the EP&A Act as a Controlled Activity Approval under the Water Management Act 2000 is required in order for the development to be carried out. The NSW Office of Water has issued their General Terms of Approval for the development and these have been incorporated into the conditions in Schedule 2.

A3. COMPLIANCE WITH ENVIRONMENTAL PLANNING INSTRUMENTS

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

Clause 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 involves minor internal and external alterations to the existing building. The proposal improves the amenity and safety of an existing tourist accommodation facility.
Clause 11 – Land Use Table
The proposal is for internal and external alterations 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.
Clause 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),

<p>The proposal is considered appropriate as it would allow for the internal and external alterations to an existing building without any adverse impact on the environment. The RFS have conditioned a 9 metre area on the south western elevation to be maintained as an inner protection zone in perpetuity. The RFS conditions have been incorporated into Schedule 2. There are no other known natural hazards. The applicant has submitted a Geotechnical Policy Form 4 Minimal Certification (11 November 2013).</p>	
<p>(c) the cumulative impacts of development on existing transport, effluent management systems, waste disposal facilities or transfer facilities, and existing water supply</p> <p>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.</p>	
<p>(d) any statement of environmental effect,</p> <p>The SEE and additional information supplied are considered adequate to enable a proper assessment of the proposal.</p>	
<p>(e) the character of the alpine resort,</p> <p>The proposal is of a small scale and it will not significantly alter the character of the resort. The proposed minor internal and external alterations are in keeping with the existing development and the surrounding environment.</p>	
<p>(f) the Geotechnical Policy – Kosciuszko Alpine Resorts,</p> <p>A Geotechnical Policy Kosciuszko Alpine Resorts Form 4 Minimal Impact Certification has been submitted by Douglas Partners Pty Ltd (11 November 2013).</p>	
<p>(g) any sedimentation and erosion control measures,</p> <p>The proposal is small in scale and as such no adverse impacts are expected.</p>	
<p>(h) any stormwater drainage works proposed,</p> <p>The existing storm water drainage system is adequate from the proposed alterations.</p>	
<p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range,</p> <p>The proposal will not result in an unacceptable visual impact. The external alterations are considered minor in nature and consistent with the existing building. The proposed materials and colours are compatible in the building and with the locality. There is adequate separation from adjoining buildings. The site is not visible from the Main Range.</p>	
<p>(j) any significant increase in activities, outside of the ski season,</p> <p>The proposal will not result in a significant increase in activities outside the ski season.</p>	
<p>(k) if the development involves the installation of ski lifting facilities</p> <p>The proposal does not involve the installation of any new ski lifting facilities.</p>	
<p>(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</p> <p>N/A</p>	
<p>(m) if the development is proposed to be carried out on land in a riparian corridor:</p> <p>NA</p>	
<p>Clause 15 – Additional matters to be considered for buildings</p>	
<p>Building</p>	<p>The proposed external alterations are within the existing building footprint.</p>

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 remain unchanged.
Building Setback	The proposed external alterations are within the existing building footprint. The building setbacks are not changing. There is adequate separation from neighbouring buildings. The existing levels of amenity for adjoining properties will remain unchanged.
Landscaped Area	There is no landscaping that will be affected by the proposal. Given the small scale of the proposed development, additional landscaping is not required.
Clause 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 that the information supplied had been reviewed and the proposal is acceptable and falls within the terms of the lease. The OEH has included a condition of consent with respect to construction impacts and Aboriginal cultural heritage. It is unlikely that the IPA recommended by the RFS can be achieved without some trimming/removal of native vegetation to the south western side of the subject property.	
Clause 26 – Heritage conservation	
European heritage	The proposal will not impact on any European heritage items.
Aboriginal heritage	The proposal will not impact on any Aboriginal heritage items. However, conditions of consent have been included to ensure that works cease if any item become unearthed during excavation.