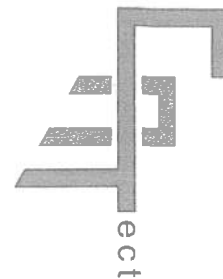
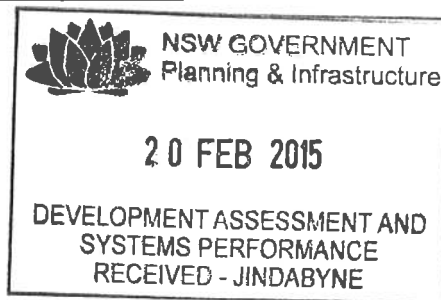


STATEMENT OF ENVIRONMENTAL EFFECTS
The Man From Snowy River Hotel, Perisher

Internal Alterations



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The proposed development at the Man From Snowy River Hotel involves re-configuring the layout of the existing commercial kitchen. Demolition of the existing cool room and freezer room is proposed to allow for a larger kitchen preparation area. New, larger freezer room and cool room facilities are to be installed in the adjacent existing store rooms. The walls to be demolished are concrete block work construction.

Due to the minor nature and small scale of the development the Environmental Effects are considered to be minimal. The following areas of Environmental Effects have been considered and comment provided as required:

History of the site

The Man from Snowy River Hotel operates as hotel accommodation with restaurant and bar facilities. This remains unchanged

Site suitability

The proposed works are all internal and no site suitability issues are relevant

Present and previous uses

The proposed works are in the kitchen area of the hotel. The use remains the same

Operational details

The proposed development will not change the current operation of the hotel

Change of use of a building

n/a

Building classification and Building Code of Australia (BCA)

Building Classification remains unchanged. Essential Services remain the same as existing plan.

Snow Deposition

Only internal works. n/a

Engineering details

Engineering advice has been sought for demolition works. Certification to be provided

Social and economic impact

n/a

Access and traffic

Construction will be carried out before ski season. Access will be without snow, and ample parking is available

Privacy, views and overshadowing

n/a

Air and noise

Construction to be limited to allowed times and to be completed before the 2015 ski season.

Soil, water and wastewater management

All as current operation

Heritage

n/a internal fit out works.

Aboriginal cultural heritage

n/a

Energy

n/a

Waste

Current waste procedures to be maintained

Demolition

Demolition waste to be sorted. Blockwork to be deposited for concrete recycling.

In summary, the proposed development is of a very minor nature. The environmental effects will be managed where applicable to further minimise environmental impact.

Sincerely,

Clair Thornton