

STATEMENT OF ENVIRONMENTAL EFFECTS

ADDITIONS AND ALTERATIONS INCLUDING CONVERSION OF LODGE INTO NINE (9) SELF CONTAINED APARTMENTS HOUSE OF ULLR LOT 815, THREDBO ALPINE RESORT



APRIL 2015

Project: 46-14

Dabyne Planning Pty Ltd

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ADDITIONS AND ALTERATIONS INCLUDING CONVERSION OF LODGE INTO NINE (9) SELF CONTAINED APARTMENTS HOUSE OF ULLR LOT 815, THREDBO ALPINE RESORT

This report has been prepared by:

A handwritten signature in black ink, appearing to read 'I. Pasalich', is positioned above a horizontal line.

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Principal
Dabyne Planning Pty Ltd

APRIL 2015
Project: 46-14

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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 'House of Ullr' located on the corner of Bobuck Lane and Mowamba Place, Thredbo. The property is legally described as Lot 815 DP 1119757.

The site comprises an existing commercial lodge comprising of twenty (20) suites (comprising of studios, 1 and 2 bedrooms), a three (3) bedroom managers flat, a licenced restaurant and bar with a maximum accommodation capacity of sixty-two (62) beds.

The proposal seeks consent to undertake additions and alterations to convert the commercial lodge to nine (9) self-contained apartments used for tourist accommodation, utilising all sixty-two (62) beds.

The existing restaurant and bar will be both refurbished with the adjacent outdoor courtyard to be enclosed.

As part of the enclosure of the adjacent outdoor courtyard using a 'wintergarden' built form, the sub-lease boundary will need to be re-aligned to accommodate the structure.

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.

2. 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:

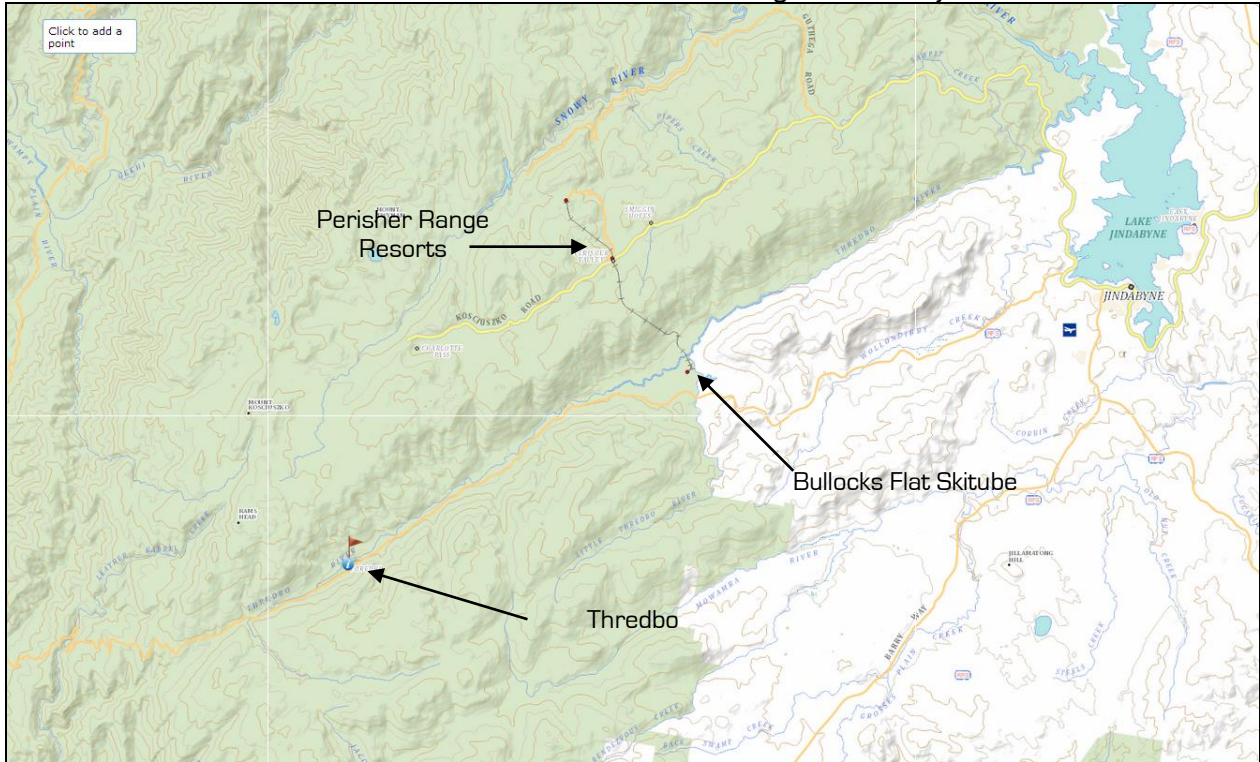


Figure 1: Context of the site within the Region



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

2.2 The Site

The subject site is located at Lot 815 on the corner of Bobuck Lane and Mowamba Place, within the core of Thredbo Village. The building is located adjacent to Bernti's Mountain Inn located to the south, Happy Jacks located to the south-east and RAN Ski Club to the east.

The existing property is licensed to contain a maximum of sixty-two (62) beds for the purpose of tourist accommodation. The property is directly accessible from Mowamba Place.

The site is identified in figure's 3-5 below:



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

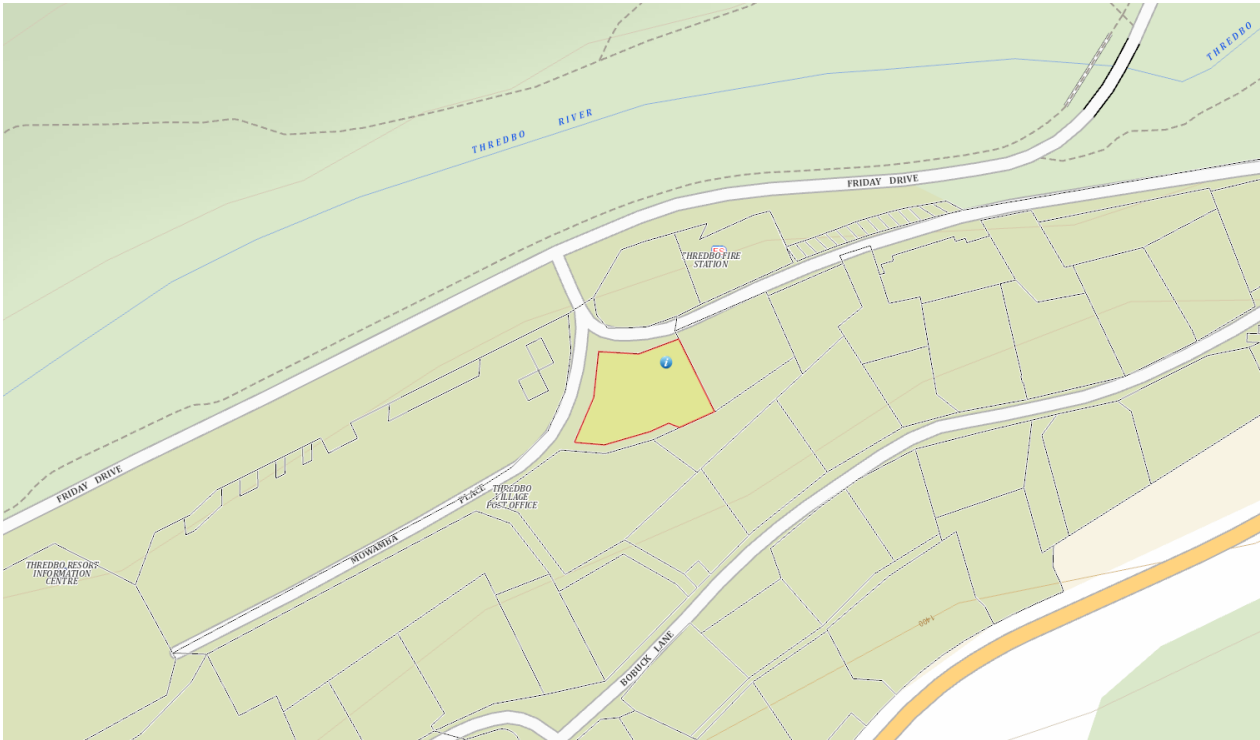


Figure 4 Aerial view of the subject site

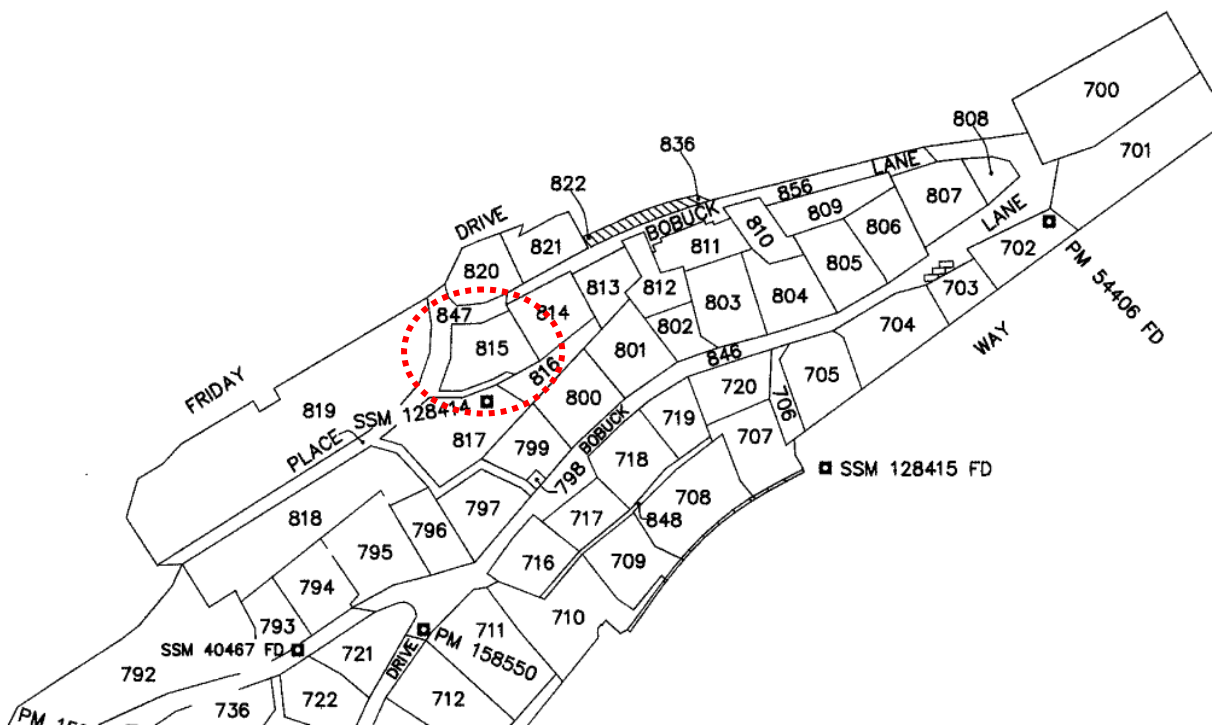


Figure 5: Location of the subject site in relation to the adjoining sub-lessees

An extract of the contour and detail survey of the site is provided below in figure 6.

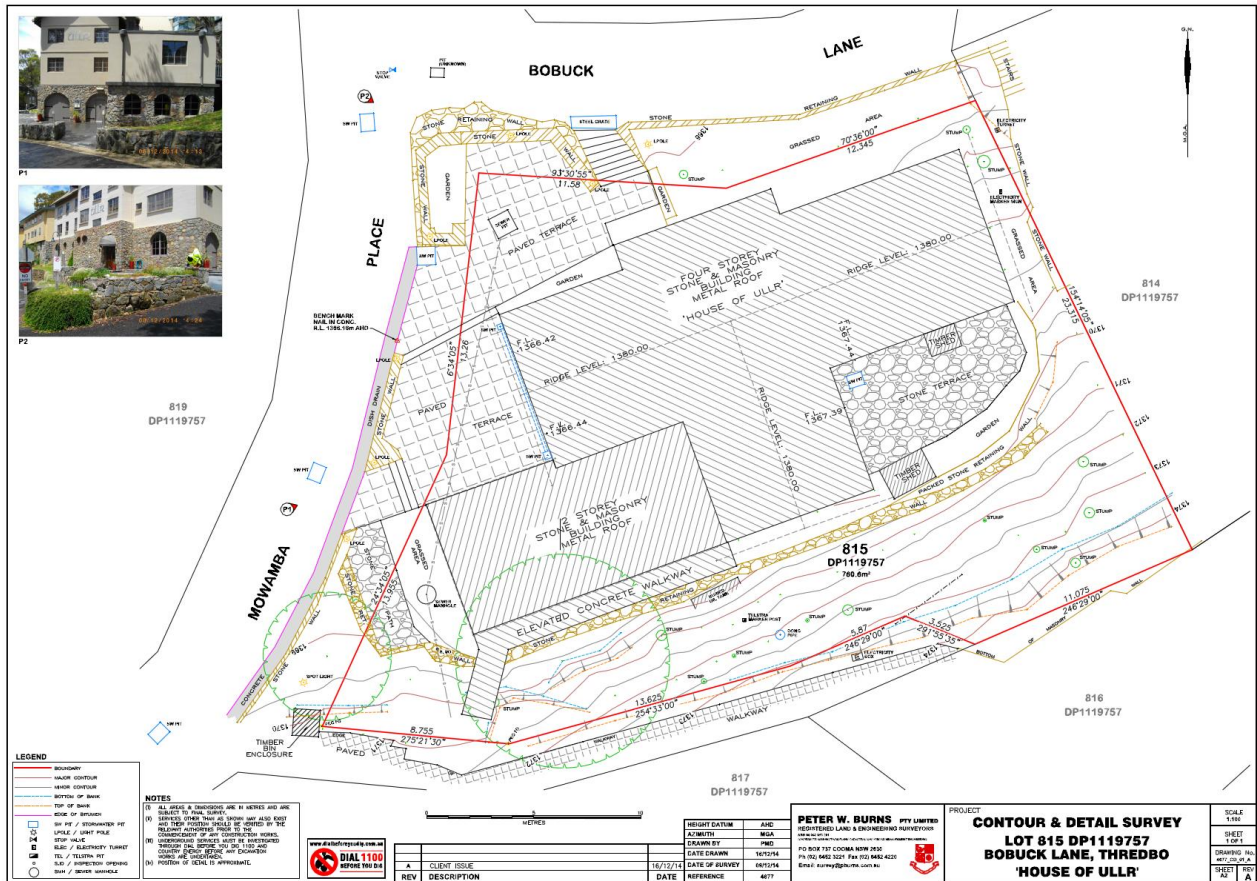


Figure 6: Contour & Detail Survey

Photos of the site are provided in Appendix A.

3. DESCRIPTION OF THE DEVELOPMENT

3.1 Purpose of the Development

The purpose of the development is to change the use of the building from a commercial lodge to self-contained apartments used for tourist accommodation.

This will allow for the existing twenty (20) suites and managers flat to be converted to nine (9) self-contained apartments, including the proposed addition of an extra storey on top of the existing slab at the south-western end of the building.

The proposed works also include refurbishment work to the existing restaurant and bar and enclosure of the adjacent outdoor courtyard.

The intent of the design for the conversion of the lodge to apartments is to predominantly incorporate the proposed works within the existing footprint of the building.

The change of accommodation type from a commercial lodge to apartments is consistent with the market trend of over the past decade within Thredbo and resort communities elsewhere, where demand for self-contained apartments has been increasing.

3.2 General Description

The proposed development will convert the existing twenty (20) suites and three (3) bedroom managers apartment to nine (9) self-contained apartments, comprising of 2 x five (5) bedroom apartments, 3 x three (3) bedroom apartments and 4 x two (2) bedroom apartments, with a combined total of sixty-two (62) beds.

A breakdown of each of the apartments with the number of beds allocated is provided below:

Unit G.1	Ground Level	3 Bedrooms	6 beds	
Unit 1.1	Level 1	2 Bedrooms	4 beds	
Unit 1.2	Level 1	3 Bedrooms	6 beds	
Unit 1.3	Level 1	2 Bedrooms	8 beds	
Unit 2.4	Levels 1 & 2	5 Bedrooms	10 beds	Accessible
Unit 2.1	Level 2	2 Bedrooms	4 beds	
Unit 2.2	Level 2	3 Bedrooms	6 beds	
Unit 2.3	Level 2	2 Bedrooms	8 beds	
Unit 3.1	Level 3	5 Bedrooms	10 beds	
		27 Bedrooms	62 beds	

The proposal includes a single storey addition on top of the existing concrete slab which accommodates two stories below, at the south-west corner of the building. This addition will allow for Unit 2.4 to be a two storey apartment with the new top floor to include a bedroom, bathroom, kitchen and living area accessible to disabled persons, including a ramp to the rear southern boundary for direct access.

As part of the conversion of the existing lodge to self-contained apartments, the development will incorporate the following external additions and alterations identified below:

Ground floor:

- Construct a new staircase and pathway on the eastern side of the building, including a retaining wall to provide pedestrian access to the existing courtyard. This will provide winter access to guests with the inclusion of an internal boot/drying room. The existing 415KV underground line located along the eastern boundary may need to be relocated as part of these works.
- Construct a new ski and bike storage shed within the existing courtyard. The ski and bike storage shed will be a simple single storey building with metal cladding.
- Construct a new air lock entrance from Mowamba Place directly into the bar area.
- Construct a small addition to the rear (southern side) of the building to incorporate a bathroom accessible for disabled persons within the bar area.
- Enclose the existing courtyard which has been used as part of the licenced restaurant and bar area (used to form part of the now redundant POPE Licence) forming a 'wintergarden'. The capacity of the restaurant therefore will not be increased, just the size of the area under cover, providing improved amenity and functionality.
- Decommission the existing oil tank used for heating purposes at the rear, southern side of the building, fill (with either concrete slurry, sand or foam) and leave in-situ subject to any geotechnical engineering requirements.
- Upgrade the existing drainage system under the roofline around the perimeter of the building and connect to the existing stormwater management system.

First Floor:

- Construct bay windows on the southern elevation that project beyond the current building place for proposed bedrooms 4 & 5 within Unit 2.4.
- Remove the existing balconies and ramp at the southern rear side of the building and replace with a new ramp on the second floor.

Second floor:

- Construct a single storey addition on top of the existing concrete slab which accommodates two stories below, at the south-west corner of the building. The addition will include approximately 90m² of additional gross floor area to the building and will increase the height of this part of the building by 3.85m from 5.5m (currently two stories) to 9.35m (which will be three stories).
- The addition will also include a cantilevered section beyond the current southern elevation plane to accommodate the new bedroom to be accessible for disabled persons and a ski locker/ laundry.
- The single storey addition will incorporate a skillion roof form and include a bedroom, bathroom, kitchen and living area accessible to disabled persons, including a ramp to the rear southern boundary for direct pedestrian access. The addition will be incorporate metal cladding.

Third floor:

- Add a new cantilevered deck to the western elevation off the living area for Unit 3.1.
- Enlarge the existing gable dormer window to the front northern roof elevation to provide increase head height, light and ventilation and improved provision of views to the mountain from the proposed living area within Unit 3.1.

The proposed enclosure of part of the outdoor courtyard forming a 'wintergarden' requires the sub-lease boundary to be enlarged.

This will effectively result in the subject sub-lease allotment (Lot 815 DP 1119757) being enlarged, whilst the adjacent road reserve allotment (Lot 847 DP 1119757) will be reduced, with no additional lots being created.

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. The proposed conversion of the existing commercial lodge to self-contained apartments and extension of the restaurant is still for the purposes of tourist accommodation (as defined below) and is therefore permissible with consent.

tourist accommodation means:

- (a) a building or buildings used for the accommodation of visitors, including apartments, serviced apartments and lodges that may have facilities for the convenience of those visitors, such as conference facilities, entertainment facilities, recreation facilities and restaurants, or*
- (b) staff accommodation, or*
- (c) a hotel.*

Clause 13 – Subdivision:

The proposed enclosure of part of the outdoor courtyard for the extension of the dining area, forming a ‘wintergarden’ requires the sub-lease boundary to be enlarged.

This will effectively result in the subject sub-lease allotment (Lot 815 DP 1119757) being enlarged, whilst the adjacent road reserve allotment (Lot 847 DP 1119757) will be reduced, with no additional lots being created.

In accordance with clause 13, this boundary adjustment does not need consent as it is ‘making an adjustment to a boundary between lots, being an adjustment that does not involve the creation of a greater number of lots’.

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 conversion of the lodge to apartments and associated additions and alterations have been designed to ensure impacts on the natural and built environment are minimal. 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>

<p>(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),</p>	<p><i>The bushfire assessment report prepared by Dabyne Planning recommends that the large Eucalypt at the south-western corner of the site should be trimmed as it is within 2m of the existing building and proposed additions.</i></p> <p><i>No other measures to mitigate environmental hazards that would impact on the conservation of the natural environment are proposed.</i></p>
<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> <ul style="list-style-type: none"> (i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development, (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, (iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development, (iv) the capacity of any existing water supply to cater for peak loads generated by the development, 	<p><i>The proposed development will result in a small increase of floor area, however the total number of beds permitted on the site (62) will not be increased.</i></p> <p><i>Similarly the floor area of the restaurant will be enlarged by the enclosure of the courtyard, however its overall seating capacity is not intended to 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 1 or alternatively a Form 4, depending on the relevant Engineer's determination and certification 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>The proposed additions and alterations will include upgrading the existing drainage system under the roofline of the building.</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 conversion of the lodge to apartments and associated additions and alterations are not expected to increase any activities 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> <ul style="list-style-type: none"> (i) the capacity of existing infrastructure facilities, and (ii) any adverse impact of the development on access to, from or in the alpine resort, 	<p><i>Not applicable.</i></p>
<p>(l) if the development is proposed to be carried out in Perisher Range Alpine Resort:</p> <ul style="list-style-type: none"> (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 (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><i>Not applicable.</i></p>
<p>(m) if the development is proposed to be carried out on land in a riparian corridor:</p> <ul style="list-style-type: none"> (i) the long term management goals for riparian land, and (ii) whether measures should be adopted in the carrying out of the development to assist in meeting those goals. 	<p><i>The proposed development is not located within a riparian corridor, with the Thredbo River being located more than 55m to the north.</i></p>

(2) The long term management goals for riparian land are as follows:	
(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.	<i>Not applicable.</i>
(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,	
(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

Matter for Consideration	Response
(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:	
(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>
(2) Building setback: 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:	

<p>(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and</p>	<p><i>The only additions that will be located outside of the current building footprint are the enclosure of the outdoor courtyard, the air-lock entrance to the bar, the small extension for the accessible bathroom and the ski/bike shed.</i></p> <p><i>The new entry ramp to Unit 2.4 will replace the existing ramp and balconies.</i></p> <p><i>All of these structures are located on either impervious surfaces or highly disturbed ground.</i></p> <p><i>The outdoor courtyard enclosure will require a minor adjustment to the sub-lease boundary.</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 regard to the air lock and ski/bike shed, improved.</i></p> <p><i>Snow deposition has been addressed through the inclusion of engineered gutters on the enclosed courtyard structure and skillion roof over the air-lock entrance to the bar.</i></p>
<p>(b) assists in achieving high quality landscaping between the building and other buildings, and</p>	
<p>(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and</p>	
<p>(d) is adequate for the purposes of fire safety, and</p>	
<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>(f) will facilitate the management of accumulated snow.</p>	
<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>	
<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><i>Impacts on landscaped area are therefore negligible with improved pedestrian access and connectivity provided.</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>(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:

Potential impacts on the privacy of occupiers and users of other land principally relate to the adjoining lodges to the south and south-east, which include Bernti's Mountain Inn and a lesser extent Happy Jacks as a result of the third floor addition on the existing concrete slab at the south-west corner of the building.

The other proposed additions including the enlarged dormer window on the northern elevation and deck on the western elevation of Unit 3.1; and the enclosure of the outdoor courtyard on the ground floor will not generate any potential privacy impacts as they overlook an adjacent road.

The only additional window that faces south with respect to the proposed third floor addition, forming the top floor of Unit 2.4 is a bedroom window for bedroom 1.

This new window will be located over 5m from the public walkway and over 8m to the boundary of Bernti's Mountain Inn. Being a bedroom window, it is not expected to generate privacy issues for occupiers and users of this land, particularly as bedroom windows commonly include blinds or shades and do not generate the same potential for overlooking as living areas.

It is also noted that the existing rear balconies on the lower level (Level 1) will be removed, thus potentially reducing overlooking from these structures.

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:

Due to the overall height of the building being maintained, the proposed additions including the enlarged dormer window, third floor addition on the concrete slab and enclosure of the winter garden will have a negligible additional impact on the public domain (i.e. public walkway to the south) or adjoining land with respect to solar access.

This is due the existing built form of the lodge and its ridgeline already casting a shadow (particularly in winter when the sun is at its lowest angle) greater than what the proposed additions would generate.

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

Comment:

Impacts on views from other land are expected to be minimal with the overall height of the building being maintained.

The only addition increasing building mass that could potentially impact on views is the third floor addition on the concrete slab, shown in figure 7 below.



Figure 7: View of the location of proposed third floor addition on the concrete slab from the public path to the south

Due to the subject building being lower in the landscape than the buildings behind and the existing native vegetation surrounding, the additional storey would only represent a very minor obstruction of views towards small portions of Friday Drive and the lower parts of the mountain. Iconic views of the ski slopes towards the top of the mountain will be maintained.

The extent of impact by incorporating an additional storey in this location is considered to be both minor and reasonable.

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 not visible from the Alpine Way.

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.

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)(iiia) – 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.

The bushfire assessment report recommends that the large Eucalypt in the south-west corner of the site be trimmed, being 2m from existing building and proposed additions. The trimming of tree is not expected to have any impact on the tree or its habitat value.

Built Environment:

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

Social and Economic impacts in the locality:

The proposed conversion of the lodge to apartments and associated 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, updated and maintained with the investment in the building resulting in a positive economic impact with a number of short-term construction jobs being generated.

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 and overall amenity without generating any negative impacts on the environment.

In addition, the development will also provide an apartment that is accessible for disabled persons which is within the public interest and this will provide for a greater variety and choice of accommodation for the elderly and/or persons with a disability.

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.

Converting the existing lodge to self-contained apartments provides an opportunity to upgrade the building both internally and externally, improve the overall amenity, fire safety and access for disabled persons.

The proposed additions and alterations 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 northern elevation of the building from Mowamba Place



Figure 2: Photo of the northern elevation of the building from Bobuck Lane



Figure 3: Photo of the western elevation of the building from Mowamba Place



Figure 4 : Photo of the south-west corner of the building – location for the additional storey on top of the existing concrete slab



Figure 5 : Photo of the southern elevation of the building – location for the additional storey on top of the existing concrete slab



Figure 6: Photo of the north-west corner of the building and entry from Mowamba Place



Figure 7: Photo of the existing terrace to incorporate the proposed enclosed 'Wintergarden'



Figure 8: Photo of the location for the proposed new staircase and path on the eastern side of the building



Figure 9: Photo of the location for the proposed new staircase and path on the eastern side of the building



Figure 10: Photo of the location for the proposed new path on the eastern side of the building, providing access to the rear courtyard



Figure 11: Photo of the courtyard and location for the proposed new ski and bike storage building



Figure 12: Photo of the courtyard and ski entry



Figure 13: Photo of the existing balconies on the southern side of the building to be removed



Figure 14: Photo of the existing tank

APPENDIX B

SITE ENVIRONMENTAL MANAGEMENT PLAN

APPENDIX B

SITE ENVIRONMENTAL MANAGEMENT PLAN

House of Ullr, Lot 815, 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 and temporary road closure.

2. Sediment Control Management

A standard sediment fence along the front of the site is not practical as the site comprises mostly of impervious surfaces and such fencing will obstruct the excavation and construction of the site and will be trampled by machinery.

Alternative methods to ensure that sediment from the excavation does not flow onto the road and enter the stormwater drainage system will need to be employed.

To ensure that the existing stormwater drains in the vicinity of the work site are to be protected, the method of protection is to include wrapping the stormwater drain in geotextile cloth, and surrounding the drain with a sediment (filter) sock as per the example provided below in Figure 1.



Figure 1

One of the stormwater drains located downslope of the site to be protected is illustrated below in Figure 2.



Figure 2

In addition, a sediment (filter) sock or series of sandbags are to be installed on the inside of the construction fence and on the down slope side plus an additional sock located in the dish drain, across the slope below the fenced area as per the example in figure 3.



Figure 3

3. Site Fencing and Temporary Partial Road Closure

To ensure the site is properly secured (in particular any excavation areas) a 1.8m high security (chain wire) fence is to be erected around the perimeter of the site. The fence is to ensure that pedestrian access up the staircase along the southern boundary is maintained and secure.

During excavation works (eg use of excavation machinery), the temporary partial road closure of both Bobuck Lane and Mowamba Place will be required at certain times. The closure should be up to a maximum of 3m allowing for the continuation of a one-way vehicle access along Bobuck Lane and two-way vehicles access along Mowamba Place, illustrated below in Figure's 4, 5 & 6 below.



Figure 4 Bobuck Lane



Figure 5 Mowamba Place



Figure 6 Mowamba Place

4. Construction Vehicle Parking

Construction vehicle parking at the site during excavation will need to be restricted with parking to be provided at the Friday Flat car park. Following the construction of the footings for the enclosed terrace, construction vehicles will be able to park within the partial road closure areas identified above, or alternatively parking spaces at adjacent lodges could be sought, subject to their agreement.

5. Material Storage

Material storage for the development can be placed within part of the driveway and parking area at the front of the building, as shown in figure 7 below.



Figure 7 Material Storage Location

6. Concrete Truck Washing

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

7. 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.

8. 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.

9. Air pollution

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

10. Fuels and Chemicals

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

11. 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	