



# STATEMENT OF ENVIRONMENTAL EFFECTS

**EXTERNAL ALTERATIONS  
GRANITE PEAKS 6  
LOT 588, SUMMIT WAY, WOODRIDGE, THREDBO**



**JUNE 2015**

**Dabyne Planning Pty Ltd**

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# STATEMENT OF ENVIRONMENTAL EFFECTS

## EXTERNAL ALTERATIONS GRANITE PEAKS 6 LOT 588, SUMMIT WAY, WOODRIDGE, THREDBO

This report has been prepared by:

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

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Ivan Pasaich BEnvP MPIA CPP MEIANZ  
**Principal**  
Dabyne Planning Pty Ltd

**JUNE 2015**

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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 and Environment (DP&E).

The application relates to a property known as 'Granite Peaks 6' located on Summit Way, Woodridge, Thredbo. The property is legally described as Lot 588 DP 1118588.

The proposal seeks consent to undertake external alterations to the existing chalet including a larger window in the living area and a new sliding door opening to the deck on the eastern elevation.

The proposed alterations are being completed to increase the amount of light in the living area and will be entirely within the existing footprint of the building.

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).

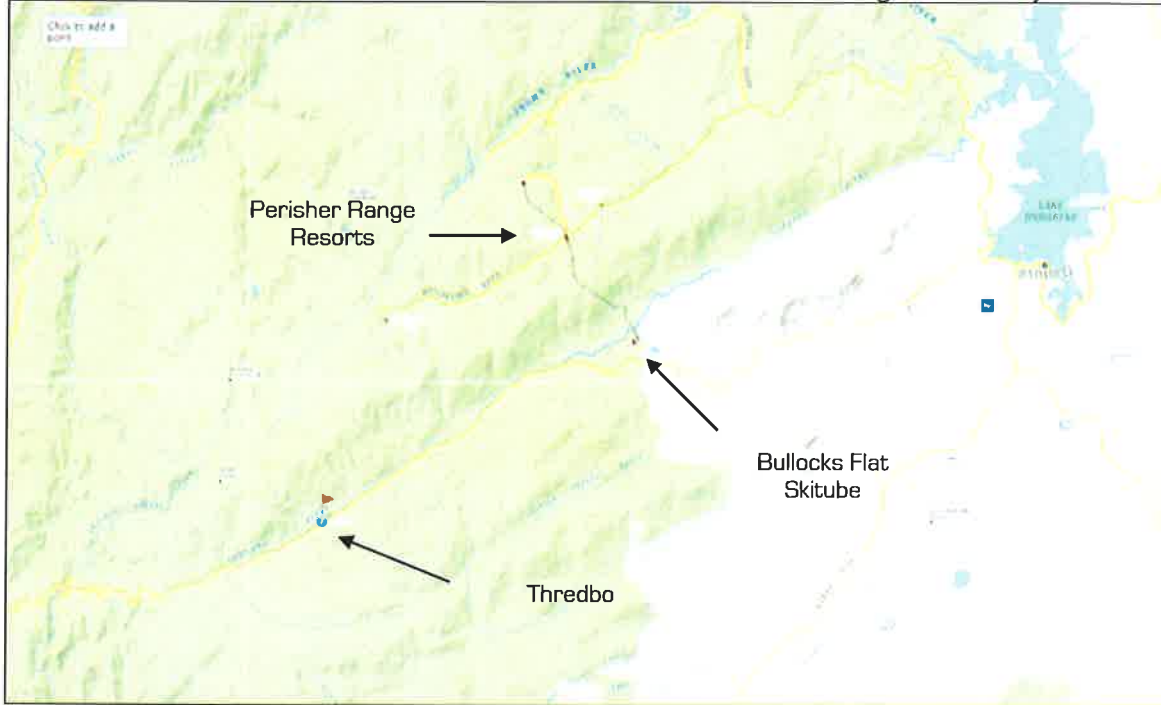
The report has been prepared in accordance with the requirements of Schedule 1 of the Environmental Planning and Assessment Regulations 2000.

## 2. THE SITE AND LOCALITY

### 2.1 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 and the site 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 588 Summit Way, Woodridge, in Thredbo Village. The building is attached to Granite Peaks 7 and adjacent to Granite Peaks 1, 2, 3, 4 and 5 with all the chalets constructed at the same time as part of one development.

The existing property is a one bedroom and loft semi-detached chalet and is licensed to contain a maximum of two (2) beds for the purpose of tourist accommodation. The property is directly accessible from Summit Way.

The site is identified in Figures 3, 4 & 5 below:



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

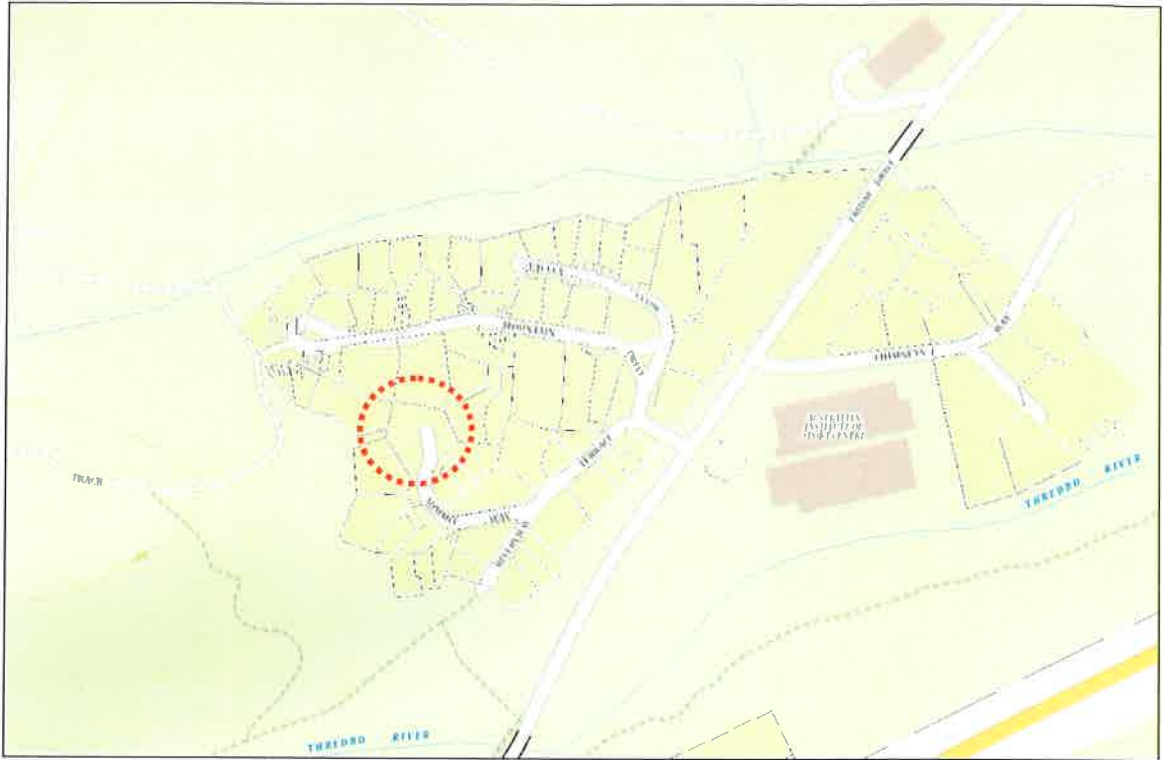


Figure 4 Aerial view of the subject site

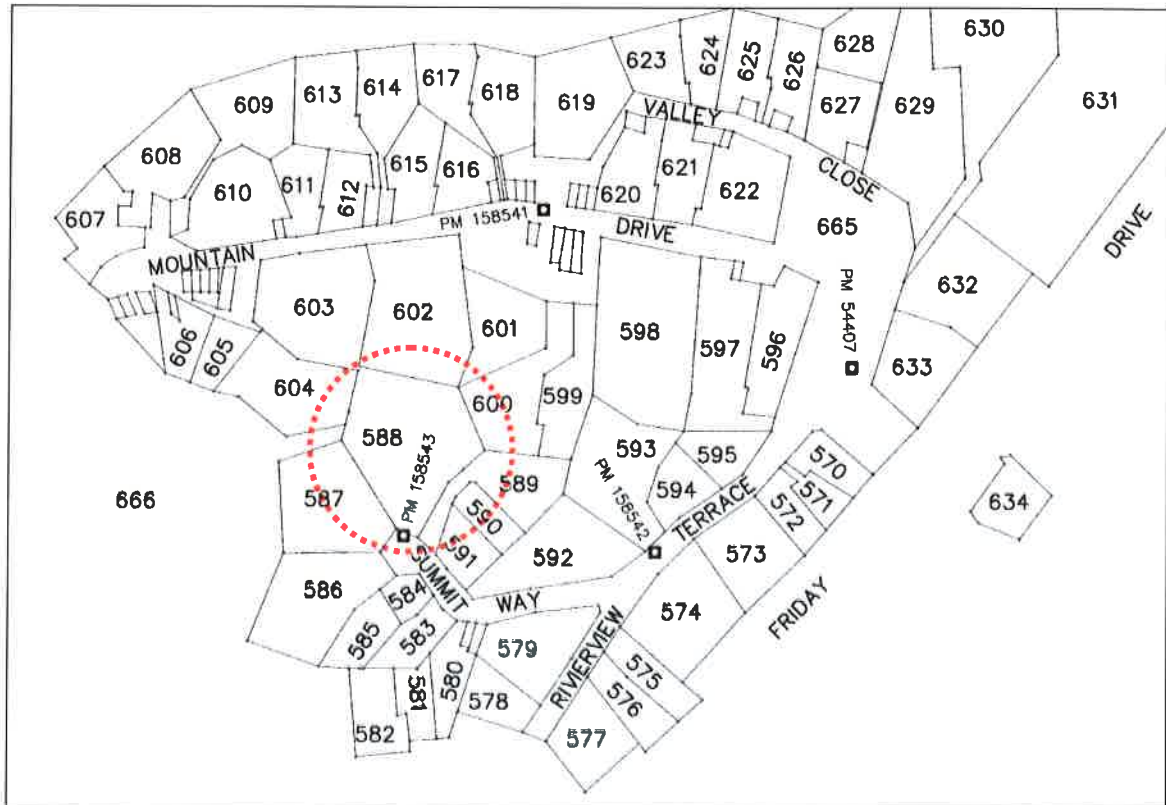


Figure 5: Location of the subject site in relation to the adjoining sub-lessees

The following photos identify the existing site and chalet:

*Figure 6: Photo of the western elevation of the chalet*



*Figure 7: Photo of the northern elevation of the chalet*







*Figure 8: Photo of the eastern elevation showing the existing door to the deck and window to be replaced.*

### 3. DESCRIPTION OF THE DEVELOPMENT

#### 3.1 General Description

The proposal is for alterations to the chalet to increase the amount of natural light in the chalet's living area. The existing door to the deck will be replaced by a larger glass sliding door, and the existing window will be replaced by a larger window.

All glass will be double glazed for thermal insulation and window frames will be powdercoated aluminium in a colour to match the existing building.

The increased glazing on the eastern side of the building will allow more morning sunlight to penetrate and warm the living area, reducing heating requirements during the mornings.

The windows overlook a common, shown in figure 9 below.

*Figure 9: Photo of the eastern elevation showing the common which the windows overlook.*



## 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 alterations are for an existing chalet used for tourist accommodation and are therefore permissible with consent.

#### Clause 14 - Matters for consideration:

Matter for Consideration	Response
Cl.14 (1) In determining a development application that relates to land to which this Policy applies, the consent authority must take into consideration any of the following matters that are of relevance to the proposed development:	
(a) the aim and objectives of this Policy, as set out in clause 2,	<i>The proposed alterations have been designed to ensure that impacts on the natural and built environment are minimised. The additional windows will increase solar access and improve the environmental efficiency &amp; amenity of the building.</i>
(b) the extent to which the development will achieve an appropriate balance between the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),	<i>The proposed alterations to the chalet do not require any mitigation measures for environmental hazards, given their design, location and use of materials.</i>

<p>c) having regard to the nature and scale of the development proposed, the impacts of the development (including the cumulative impacts of development) on the following:</p> <p>(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development,</p> <p>(ii) the capacity of the reticulated effluent management system of the land to which this Policy applies to cater for peak loads generated by the development,</p> <p>(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,</p> <p>(iv) the capacity of any existing water supply to cater for peak loads generated by the development,</p>	<p><i>The proposed alterations will not result in any additional floor space or guests in the resort and therefore the development will not impact on the capacity of the resorts transport system, reticulated effluent system, waste disposal facility or water supply.</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 alterations will not alter the character of the resort and have been designed to enhance the overall amenity of the chalet. The materials have been chosen to match the existing building materials.</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 proposal is for external alterations only and a Form 4 Certificate is therefore not required.</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>Appropriate erosion and sediment controls as identified in the SEMP provided in Appendix A will be provided.</i></p>
<p>(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,</p>	<p><i>Not applicable – no additional stormwater drainage works are required as part of the proposed works.</i></p>
<p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range,</p>	<p><i>The proposed alterations have been designed to be compatible with the existing chalets 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 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> <p>(i) the capacity of existing infrastructure facilities, and</p> <p>(ii) any adverse impact of the development on access to, from or in the alpine resort,</p>	<p><i>Not applicable.</i></p>
<p>(l) if the development is proposed to be carried out in Perisher Range Alpine Resort:</p> <p>(i) the document entitled Perisher Range Resorts Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department, and</p> <p>(ii) the document entitled Perisher Blue Ski Resort Ski Slope Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department,</p>	<p><i>Not applicable.</i></p>
<p>(m) if the development is proposed to be carried out on land in a riparian corridor:</p> <p>(i) the long term management goals for riparian land, and</p> <p>(ii) whether measures should be adopted in the carrying out of the development to assist in meeting those goals.</p>	<p><i>The closest identified watercourse to the subject site is Merritts Creek, which is over 100m to the north-west.</i></p>
<p>(2) The long term management goals for riparian land are as follows:</p>	
<p>(a) to maximise the protection of terrestrial and aquatic habitats of native flora and native fauna and ensure the provision of linkages, where possible, between such habitats on that land.</p>	<p><i>Not applicable.</i></p>
<p>(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,</p>	
<p>(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.</p>	

(3) A reference in this clause to land in a riparian corridor is a reference to land identified as being in such a corridor on a map referred to in clause 5.

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

<b>Matter for Consideration</b>	<b>Response</b>
<p><b>(1) Building height:</b> In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed height of the building (where relevant) and the extent to which that height:</p>	
(a) has an impact on the privacy of occupiers and users of other land, and	<i>The overall height and footprint of the chalet will remain the same.</i>
(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	<i>The proposed windows will not impact the privacy of neighbours in other Granite Peaks Chalets as the windows are on the opposite side of the building to other Granite Peaks chalets.</i>
(c) has an impact on views from other land, and	<p><i>The new windows will not impact the privacy of neighbours in surrounding buildings as the windows look onto a common open grassed area.</i></p> <p><i>The proposed alterations will not generate any view loss for adjacent occupiers.</i></p> <p><i>The building is not visible from the Alpine Way.</i></p>
(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>
<p><b>(2) Building setback:</b> In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed setback of the building (where relevant) and the extent to which that setback:</p>	
(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and	<p><i>The proposed alterations will not impact on any existing open space, landscaping, view corridors, fire safety, pedestrian access, stormwater drainage or management of snow.</i></p>
(b) assists in achieving high quality landscaping between the building and other buildings, and	

(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and	
(d) is adequate for the purposes of fire safety, and	
(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and	
(f) will facilitate the management of accumulated snow.	
<p><b>(3) Landscaped area:</b>                  In determining a development application for the erection of a building on land, the consent authority must take into consideration (where relevant) the extent to which landscaping should be used:</p>	
(a) as a means of assisting in the protection of the unique alpine environment of the alpine resort concerned, and to maximise its natural visual amenity, for the benefit of visitors and natural ecosystems, and	<i>The proposed alterations to the existing chalet are confined to the existing building footprint.</i>
(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and	
(c) to limit the apparent mass and bulk of the building, and	
(d) as an amenity protection buffer between the proposed building and other buildings, and	
(e) as a means of reducing run-off, and	
(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.	

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

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

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

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

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

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

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

The development application has been made in accordance with the 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 alterations to the existing chalet are confined to the existing building footprint.

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

The proposed alterations have been designed to integrate with the existing chalet and respond to the sub-lease boundary and adjoining chalets. The overall changes to the built environment by the overall development is minimal and considered positive.

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

The proposed alterations are expected to generate positive social impacts. The addition of larger double glazed windows allowing more light and sun into the living area of the chalet will improve the environmental performance of the building reducing the need for heating in the mornings when the chalet is occupied with guests preparing to go out for the day.

The additional light in the room will also improve the amenity of the chalet throughout the day as it is currently somewhat dark in the living area, and the windows overlook a pleasant grassed common.

#### **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, although the impacts from the proposed works are expected to be minimal.

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

The proposed works are considered to be within the interest of the public, as the development will result in an improvement to the chalet in regard to amenity and environmental performance.

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 proposed development is considered to be within the public interest.



## 5. CONCLUSION

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

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

The proposed alterations provide an opportunity to create additional light and ventilation to the building and improved solar access during the mornings.

The alterations are entirely within the existing footprint of the building and will have no impact on any native vegetation.

Overall, the proposal will result in a development that appropriately responds to the site, its locality and the character of the immediate and surrounding area and will ultimately result in an improvement to the chalet, providing better light too and views from the living area and a more energy efficient building without generating any negative environment or social impacts.

# **APPENDIX A**

## **SITE ENVIRONMENTAL MANAGEMENT PLAN**

# APPENDIX A SITE ENVIRONMENTAL MANAGEMENT PLAN Granite Peaks 6, Lot 588, Woodridge, Thredbo

## 1. Introduction

As detailed in the Statement of Environmental Effects, the proposed alterations are contained within the existing building footprint.

The works involve the replacement of a window and a door on the eastern side of the building with a larger double glazed window and sliding door.

The following plan has been provided to identify the appropriate location for access for construction vehicles & material storage.

## 2. Access & Vehicle Parking

Access to the site will be achieved via the driveway from Summit Way (shown below in figure 1) with the existing parking spaces and driveway available to accommodate the construction vehicles, as shown below in figure 2.



*Figure 1: Driveway for construction vehicles*



*Figure 2: Parking area for construction vehicles*

### **3. Material Storage**

Material storage for the development can be placed within part of the driveway and the visitor parking area associated with the Granite Peaks Chalets.





*Figure 3: Driveway and visitor parking area for material storage*

## **4. 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.
- The use of a 'Skip Bin' for construction waste is preferred.
- 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.

## **5. Noise and vibration pollution**

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.

## 6. Air pollution

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

## 7. Fuels and Chemicals

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

## 8. 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 and Rescue	000	Perisher: 6457 5037 Jindabyne: 6456 2476
NSW Ambulance	000	Perisher: 131 233
Medical Centres	Perisher (Winter Only): 6457 5266 Jindabyne: 6457 1221	
National Parks and Wildlife Service (NPWS)/OEH	1800 629 104	Perisher: 6457 4444 Jindabyne 6450 5555
Roads and Maritime Services	Traffic incidents & road conditions: 131 700 Road closures and special events: 132 701	
Environment Protection Authority Environment Line	131 555	
NRMA Road Service	Jindabyne: 6456 1159	