



Planning &
Environment

***DEVELOPMENT APPLICATION
ASSESSMENT REPORT:***

**Alterations and Additions to House of Ullr,
Thredbo Village, Thredbo Alpine Resort,
Kosciuszko National Park**

DA 7073



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

August 2015

ABBREVIATIONS

Alpine SEPP	State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007
Applicant	Kosciuszko Thredbo Pty Ltd
Consent	This development consent
Department	Department of Planning and Environment
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPI	Environmental Planning Instrument
Minister	Minister for Planning
Secretary	Secretary of the Department of Planning and Environment
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy

Cover Image: Photograph of House of Ullr looking east (Source: Applicant's SEE)

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1. BACKGROUND

1.1 Introduction

This report provides an assessment of a Development Application (DA 7073) lodged by Kosciuszko Thredbo Pty Ltd on 18 May 2015 under Part 4 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act). The application seeks consent for alterations and additions comprising converting the commercial lodge to nine self-contained apartments used for tourist accommodation, providing an additional part level and extension of the existing bar area on the ground floor at House of Ullr, Thredbo Village, Thredbo Alpine Resort, within Kosciuszko National Park.

The proposal is described in detail in **Section 2** of this report.

1.2 The site and surrounding development

The subject site is known as House of Ullr, Thredbo Village (**Figure 1**). The lodge is a tourist accommodation building licensed for sixty-two beds and consists of 20 suites and a ground level bar / restaurant and mangers flat. The site is located on the corner of Bobuck Lane and Mowamba Place, within the centre of Thredbo Village and shares its boundaries with Bernti's Mountain Inn to the south, Happy Jacks to the south-east and RAN Ski Club to the east (**Figure 2**).

The site provides parking within the lot boundaries and is located on largely disturbed ground with minimal vegetation, with the exception of the large eucalypt tree located in the south-western corner. The site slopes down from the eastern boundary to Bobuck Lane.



Figure 1: Subject site in context to Thredbo Village (Source: Six Maps 2015)



Figure 2: Subject site in context with adjoining properties (Source: Six Maps 2015)

2. PROPOSED DEVELOPMENT

The development application seeks approval to change the building from a commercial lodge containing twenty suites and a managers flat to nine self-contained apartments used for tourist accommodation purposes. The proposal also includes, an additional storey on the south-western corner of the building and an extension and refurbishment of the existing ground floor bar and restaurant.

A breakdown of each of the proposed apartments with the number of beds allocated is provided in **Table 1**.

Table 1: Breakdown of apartments and bed numbers (Source: Applicant's SEE)

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	Level 1 and 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 works to each level of the building include:

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 3.85 metres from 5.5 metres (currently two stories) to 9.35 metres (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 estimated cost of the works is \$1,451,560.00.

As a result of the proposed enclosure of part of the outdoor courtyard forming a 'wintergarden', the sub-lease boundary is to be enlarged while the adjoining road reserve allotment is to be reduced. The applicant indicates that as no additional lots are being created, this component does not require approval. This is discussed at **Appendix B**.



Figure 3: Photomontage of proposal looking towards the western façade of House of Ullr illustrating the new external additions and alterations (circled) (Source: Applicant's DA documentation)

3. STATUTORY CONTEXT

3.1. Consent Authority

The Minister for Planning is the consent authority for the application under clause 7 of *State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007* (the Alpine SEPP) as the development takes place within a ski resort area as referred to in Clause 32C (2)(a) of Schedule 6 to the *Environmental Planning and Assessment Act 1979* (EP&A Act).

3.2. Determination under delegation

The Minister for Planning has delegated the determination of development applications under Part 4 of the EP&A Act to the Team Leader, Alpine Resorts Team where:

- the application is in relation to land which the Alpine SEPP applies; and
- there are less than 25 public submissions in the nature of objections.

The proposal complies with the terms of delegation as the application relates to land which the Alpine SEPP applies and no public submissions were received in the nature of objections.

Accordingly, the Team Leader, Alpine Resorts Team may determine the application in accordance with the Minister's delegation.

3.3. Permissibility

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

3.4. Environmental Planning Instruments

The Alpine SEPP is the only environmental planning instrument (EPI) which applies to the site for this type of development. An assessment against the requirements of the Alpine SEPP is provided in **Appendix B**. In summary, the Department is satisfied that the application is consistent with the requirements of the Alpine SEPP.

3.5. Objects of the EP&A Act

Decisions made under the EP&A Act must have regard to the objects of the Act, as set out in Section 5 of the Act and read as follows:

- (a) *to encourage:*
- the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*
 - the promotion and co-ordination of the orderly and economic use and development of land,*
 - the protection, provision and co-ordination of communication and utility services,*
 - the provision of land for public purposes,*
 - the provision and co-ordination of community services and facilities, and*
 - the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and*
 - ecologically sustainable development, and*
 - the provision and maintenance of affordable housing, and*
- (b) *to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and*
- (c) *to provide increased opportunity for public involvement and participation in environmental planning and assessment.*

The proposal is consistent with the above objects, particularly:

- (a)(ii) as the proposal promotes the orderly and economic use of the site;
- (vi) as the proposal satisfactorily addresses the environmental significance of the site; and
- (vii) the proposal includes measures to deliver an ecologically sustainable development.

Further discussion on compliance with the above is provided in **Appendix B**.

3.6. Ecologically Sustainable Development

The EP&A Act adopts the definition of Ecologically Sustainable Development (ESD) found in the *Protection of the Environment Administration Act 1991*. Section 6(2) of that Act states that ESD requires the effective integration of economic and environmental considerations in decision-making processes and that ESD can be achieved through the implementation of:

- (a) *the precautionary principle;*
- (b) *inter-generational equity;*
- (c) *conservation of biological diversity and ecological integrity; and*
- (d) *improved valuation, pricing and incentive mechanisms.*

The development has considered the proposed development in relation to the ESD principles and has made the following conclusions:

Precautionary Principle – The proposal does not pose a threat of serious or irreversible environmental damage. Due to the works being to the existing building and involving predominantly internal modifications, the proposal does not have an impact on any threatened species, populations, ecological communities or their habitats.

Inter-Generational Equity – The proposal will not adversely impact upon the health, diversity or productivity of the environment for future generations.

Biodiversity Principle – The proposal increases the building footprint, however does not result in a loss of biodiversity as there would be no loss of any native vegetation (only trimming of the existing eucalypt).

Valuation Principle – Due to the nature of the works, there is minimal environmental impact as a result of the proposal.

3.7. Environmental Planning and Assessment Regulation 2000

Subject to any other references to compliance with the EP&A Regulation cited in this report, the requirements for Notification (Part 6, Division 7) and Fees (Part 15, Division 1) have been complied with.

4. CONSULTATION AND SUBMISSIONS

4.1. Notification

After accepting the application, the Department:

- publicly exhibited the application from Monday 25 May 2015 until Monday 8 June 2015 on its website and at its Jindabyne Office (Shop 5A, 19 Snowy River Avenue, Jindabyne); and
- notified relevant stakeholders (adjoining lodges) and State government authorities in writing.

The proposal was referred to the Office of Environment and Heritage (OEH) pursuant to clause 17 of the Alpine SEPP and also to the NSW Rural Fire Service pursuant to section 91

(integrated development) of the EP&A Act as a Bushfire Safety Authority under the *Rural Fires Act 1997* is required in order for the development to be carried out.

The Department received a total of two submissions, comprising two submissions from public authorities and no public submissions in response to the exhibition. Copies of the submissions may be viewed at **Appendix A**. A summary of the issues raised in the submissions is provided below.

4.2. Public Authority Submission

Two submissions were received from public authorities. The issues raised by the public authorities are summarised in **Table 1** below and have been addressed in detail in **Section 5** and/or by way of a recommended Condition of Consent at **Appendix C**.

Table 1: Summary of public authority submissions

Office of Environment and Heritage (OEH)
<p>The OEH did not object to the proposal and provided comments which can be summarised as follows:</p> <p><i>Fauna and Flora</i></p> <ul style="list-style-type: none">• There should be minimal impacts on native fauna and flora if the works are undertaken as proposed in the SEE and appendices.• The trimming of branches on the large Eucalyptus at the south-western corner is considered acceptable however branch removal should be kept to a minimum. If the works expand to trunk removal then further approval by OEH will be required. <p><i>Aboriginal Cultural Heritage</i></p> <ul style="list-style-type: none">• The development area is a previously disturbed site and there are no known Aboriginal sites within or close to the development area. Should any Aboriginal objects be uncovered during construction, any works impacting the objects must cease immediately and the NPWS contacted for assessment of the site. <p><i>Leasing</i></p> <ul style="list-style-type: none">• The proposal is permissible under the lease held by Kosciuszko Thredbo Pty Ltd. <p><i>UPPS Storage tank</i></p> <ul style="list-style-type: none">• The decommissioning of the existing oil tank including the fuel lines and associated infrastructure must be undertaken by contractors and qualified consultants experienced in contaminated land assessment. It must be undertaken in accordance with the <i>Work Health and Safety Regulation 2011, Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014</i> and relevant Australian Standards.• Soil samples below the tank excavation and adjacent to the site must be assessed and a site validation report submitted to the Department. Any contaminated material removed from the site must be disposed of at an appropriately licenced waste management facility. <p><i>Heritage</i></p> <ul style="list-style-type: none">• There are no identified heritage issues relating to House of Ullr <p>The OEH also provided comments in relation to 'Public Health' requiring that the proposal be designed and construction to ensure compliance with the <i>Food Act 2003, Australia New Zealand Food Standards Code</i> and <i>Australian Standard 'A54674-2004 Design, construction and fit-out of food premises'</i>.</p> <p>The OEH comments have been considered in the assessment of the application. The Applicant has not raised any concerns with compliance with the above comments. Where necessary, the recommendations from the OEH have been incorporated into the conditions of consent.</p>

NSW Rural Fire Service (RFS)

The proposed development is integrated development as development for 'tourist accommodation' is a special fire protection purpose pursuant to section 100B of the *Rural Fires Act 1997*. The RFS has provided a Bushfire Safety Authority which includes conditions regarding asset protection zones, evacuation and emergency management and design and construction (including that the existing building be upgraded to improve ember protection).

Conditions outlined by the RFS in the Bushfire Safety Authority have been incorporated into the recommended conditions.

5. ASSESSMENT

5.1. Section 79C Evaluation

Table 2 identifies the matters for consideration under section 79C of the EP&A Act that apply to the development. The table also represents a summary for which additional information and consideration is provided for in **Section 5.2** (Key and Other Issues), the appendix or other sections of this report, referenced in the table.

Table 2: Section 79C(1) Matters for Consideration

Section 79C(1) Evaluation	Consideration
(a)(i) any environmental planning instrument	Satisfactorily complies - see Section 3.5 and Appendix B of this report.
(a)(ii) any proposed instrument	Not applicable.
(a)(iii) any development control plan	Not applicable.
(a)(iiia) any planning agreement	Not applicable.
(a)(iv) the regulations	The application satisfactorily meets the relevant requirements of the EP&A Regulation.
(a)(v) any coastal zone management plan	Not applicable.
(b) the likely impacts of that development	Impacts of the development have been considered in Section 5.2 and additional detail is provided in Appendix B of this report.
(c) the suitability of the site for the development	The suitability of the site has been considered in Section 5.3 of this report.
(d) any submissions	Consideration has been given to submissions received from public agencies during the exhibition of the application in Section 4 .
(e) the public interest	The public interest of the development has been considered in Section 5.4 of this report.
Biodiversity values impact assessment not required if: (a) On biodiversity certified land (b) Biobanking Statement exists	Not applicable.

5.2. Key and other issues

The Department has considered the objectives of section 79C of the EP&A Act, the SEE and issues raised in submissions in its assessment of the proposal. The Department considers that the key issues associated with the proposal to be:

5.2.1. Compliance with the Building Code of Australia (BCA)

The proposal is required to comply with the BCA and relevant Australian Standards. The Department has considered matters such as accessibility, fire safety, bushfire protection and alpine specific requirements. The Applicant has submitted a BCA compliance report prepared by a BCA consultant that identified several non-compliances with the deemed-to-satisfy provisions of the BCA which will be addressed at Construction Certificate stage through alternative solutions.

Based on the plans and documents that were submitted, the Department is satisfied that the certifier, building designer and lodge owner are aware of their legislative obligations and that the proposal can comply with the BCA. Conditions of consent are recommended to ensure that BCA compliance is addressed at the Construction Certificate stage.

5.2.2. Context and setting within the locality

The proposed external modifications increase the bulk and scale of the building and will create a clear contrast between old and new parts of the building. The concept of the architect is that the design provides a contemporary and understated contrast which does not distract from the original character of the building. This has been accomplished through the use of recessive colours selected to blend with their surroundings and subsequently highlight the design and colours of the existing building.

The selected finishes, such as metal cladding and fibre cement, and colours such as 'windspray' from the Colorbond range, are widely used in modern buildings and renovations throughout the Thredbo Village. The colours and finishes blend with their natural surroundings as well as nearby buildings.

The Department agrees that, despite the clear difference between original and new parts of the building, the proposal does accentuate the character of the original building while being sympathetic to the context of the Thredbo Village.

5.2.3. Amenity

With the addition of a new storey above the south-western corner of the building and other works to upgrade the exterior of the building, impacts upon views currently available to adjoining properties have been considered in the design of the building. Views to the main ski slopes of Thredbo are retained from properties directly opposite the site (such as Bernti's Chalets and Happy Jacks) or where views are impacted, these are considered satisfactory given that the majority of scenic views are maintained above the building.

With the conversion of small suites into larger apartments, amenity to future occupants is improved. Rather than retaining the smaller suites that are provided with minimal amenity opportunities, the provision of larger self-contained apartments maximises the floor area and outlook currently enjoyed from the building.

Internal apartment layouts maximise views and sunlight access to living room areas, where possible. Noise, natural light and ventilation will need to comply with the BCA, which is capable of being demonstrated during consideration of the Construction Certificate. Conditions are recommended to address these requirements.

The Department supports the proposal as it provides an alternate accommodation type while maximising the amenity of occupants. Provision of an apartment suitable for a disabled occupant is also supported.

5.2.4. Decommissioning of existing oil tank

The proposal includes the decommissioning of the existing oil tank located to the rear of building that is partly buried into the existing embankment. The tank is proposed to be filled (with either concrete slurry, sand or foam) and left in-situ.

The OEH raised no concerns with this proposal, subject to the work being carried out by contractors and qualified consultants experienced in contaminated land assessment. OEH also advised that:

- The works must be undertaken in accordance with the *Work Health and Safety Regulation 2011*, *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014* and relevant Australian Standards.
- Soil samples below the tank excavation and adjacent to the site must be assessed and a site validation report submitted to the Department. Any contaminated material removed from the site must be disposed of at an appropriately licenced waste management facility.

Retention of the tank in-situ is the most suitable arrangement for the tank given its location and difficulties in removal. Subject to the implementation of the measures proposed by the Applicant and OEH, the Department supports the proposal. Conditions are recommended accordingly.

If the environmental engineer or other similarly qualified person recommends that the tank be removed, then soil samples will be taken from the excavation pit and the site will be validated in accordance with the above standards and recommended conditions of consent.

5.3. Suitability of the site

The proposed external building additions and internal alterations are suitable for the site and will support the ongoing use of the premises for tourist accommodation purposes. The works improve the amenity of the building through the alteration of 20 suites to nine self-contained apartments, without having any adverse impacts on the operation of the premises or adjoining lodges.

The works will not impact any adjoining properties and requires minimal vegetation trimming to enable construction of the new floor area above the southern corner. Construction works can be appropriately managed to avoid or mitigate any adverse impacts.

5.4. 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. There would also not be an adverse impact on the environment and the proposal is consistent with the principles of ESD.

6. CONCLUSION AND RECOMMENDATION

6.1. Conclusion

The Department has assessed the merits of the proposal taking into consideration the issues raised in all submissions and is satisfied that the impacts have been satisfactorily addressed within the proposal and the recommended conditions.

In relation to the proposal, the Department considers that:

- the proposed works will not have an impact on threatened species, populations and ecological communities;
- construction works will be undertaken in accordance with the BCA and relevant Australian Standards; and

- the proposal is appropriate and does not impact upon any adjoining properties.

Overall, the Department is satisfied that the Development Application has been appropriately designed and recommends that the application be approved subject to the imposition of conditions.

6.2. Recommendation

It is recommended that the Team Leader, Alpine Resorts Team, as delegate of the Minister for Planning:

- a) **consider** all relevant matters prescribed in section 79C of the EP&A Act, including the findings and recommendations of this report; and
- b) **approve** the Development Application (DA 7073), under section 80(1)(a) of the EP&A Act, having considered matters in accordance with (a) above, and **sign** the Notice of Determination at **Appendix C**.

Prepared by:



Robin Ward
Planning Officer
Alpine Resorts Team

18/8/2015

Approved by:



Mark Brown
A / Team Leader
Alpine Resorts Team

18/8/2015

APPENDIX A. RELEVANT SUPPORTING INFORMATION / SUBMISSIONS

The following supporting documents and information to this assessment report can be found on the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7073

APPENDIX B. CONSIDERATION OF RELEVANT LEGISLATION

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

To satisfy the requirements of section 79C(a)(i) of the EP&A Act, this report includes references to the provisions of the environmental planning instruments that govern the carrying out of the project and have been taken into consideration in the environmental assessment of the project.

Section 79C (1) of the EP&A Act

In determining a DA, a consent authority must take into consideration the matters referred to in section 79C(1) of the EP&A Act as are relevant to the development. **Section 5.1** of this report details consideration of the matters in section 79C(1), however a detailed consideration of the likely impacts of the development is provided below:

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

Context and setting – The proposed works are consistent with the context and setting of the locality and the existing building. The proposed design and materials have been selected to provide a clear yet understated contrast between new and existing parts of the building (refer to **Section 5.2.2** for further discussion).

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

Public domain – The proposed works will not impact upon the public domain.

Utilities and energy – Energy and utilities will not be altered by the proposal. The proposal includes the provision of an air-lock off the ground level bar and restaurant area to improve heat retention during winter, while the internal alterations to the apartments are provided with improved energy efficient appliances.

Heritage – The proposal will not impact upon any European or Aboriginal archaeological heritage items. The proposed works are also considered to be satisfactory in terms of the buildings significance within the Thredbo locality, as the works and materials complement the heritage nature of the building.

Other land resources – The proposed works do not impact on other land resources.

Water – There will be no impact on water resources. The site is more than 40 metres away from any watercourse.

Soils – The proposed works involve minor excavation work along the southern (new accessible toilet and storage shed) and eastern (access path off Bobuck Lane to the rear courtyard) boundaries. The Applicant has provided site environmental management measures in relation to drainage and erosion. If these are adhered to, impact on soils will be minimised.

Noise and vibration – There will be an increase in noise and vibration during construction which will be short term and managed in accordance with conditions of consent.

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

Flora and fauna – The proposed works will not impact upon flora or fauna.

<p><u>Waste</u> – Waste from the site can be appropriately managed within existing arrangements.</p> <p><u>Natural hazards</u> – The site is located on bushfire prone land. The RFS has provided a Bushfire Safety Authority for the proposal. A Form 4 minimal impact certification has also been provided by a geotechnical engineer.</p> <p><u>Technological hazards</u> – The proposal is required to comply with the BCA and relevant Australian Standards. No concerns are raised in relation to the proposal.</p> <p><u>Safety, security and crime prevention</u> – The proposed works will have no impact on safety, security and crime prevention.</p> <p><u>Social impact</u> – The proposal will have no social impact.</p> <p><u>Economic impact</u> – The proposal is minor in scale and will have no negative economic impact. The provision of additional bar / restaurant areas complements the tourist destination nature of Thredbo Village.</p> <p><u>Site design and internal design</u> – The proposed alterations and additions are appropriate and will provide an apartment style experience (rather than small suites) for future guests with improved storage facilities, access and heat retention.</p> <p><u>Construction</u> – The construction of the proposal will have minimal impacts upon the adjoining locality. Measures are proposed to minimise disruption to adjoining lodges and traffic along Bobuck Lane and Mowamba Place through compliance with the SEMP and recommended conditions.</p> <p><u>Cumulative impacts</u> – No cumulative impacts are envisaged as a result of this proposal.</p>

STATE ENVIRONMENTAL PLANNING POLICY (KOSCIUSZKO NATIONAL PARK – ALPINE RESORTS) 2007

CI 2 – Aim and objectives:	
The proposal is considered to be consistent with the aim and objectives of the Alpine SEPP in that it is consistent with the principles of ESD. The proposal improves the amenity of future occupants, heat retention to the ground floor bar / restaurant, and storage to an existing tourist accommodation facility.	
CI 11 – Land Use Table	
The proposal consists of alterations and additions to an existing tourist accommodation lodge. Pursuant to clause 11 of the Alpine SEPP and the Thredbo land use table, 'tourist accommodation' is permissible.	
CI 13 – Subdivision	
The construction of the ground floor bar / restaurant area encroaches on the adjacent road reserve. However, as the proposed boundary adjustment does not involve the creation of a greater number of lots, consent is not required for this component of the proposal.	
CI 14(1) – Matters to be considered by consent authority	
(a) the aim and objectives of this	See discussion above.

policy, as set out in clause 2	
(b) the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),	As the works occur on a disturbed site surrounded by other tourist accommodation lodges, no impact is expected on the natural environment. The new works have been reviewed by the RFS and will be constructed in a way which best mitigates bushfire risk.
(c) the cumulative impacts of development on existing transport, effluent management systems, waste disposal facilities or transfer facilities, and existing water supply,	The proposal does not modify the capacity of the existing building, while the building will be used for self-contained apartments rather than a commercial lodge. The subject site contains the necessary infrastructure and services to support the development as proposed.
(d) any statement of environmental effects,	The SEE and supporting information supplied are considered adequate to enable a proper assessment of the proposal.
(e) the character of the alpine resort,	The proposal will not alter the character of the resort.
(f) the Geotechnical Policy – Kosciuszko Alpine Resorts,	A Form 4 minimal impact certificate has been provided by a geotechnical engineer.
(g) any sedimentation and erosion control measures,	No adverse impacts are expected, however conditions are recommended to ensure sedimentation and erosion control measures are in place.
(h) any stormwater drainage works proposed,	The existing storm water drainage system is adequate for the proposed works.
(i) any visual impact of the proposed development, particularly when viewed from the Main Range,	The proposal is not visible from the Main Range and the visual impact upon adjoining lodges is considered to be acceptable.
(j) any significant increase in activities, outside of the ski season,	The proposal will not result in a significant increase in activities outside the ski season.
(k) if the development involves the installation of ski lifting facilities	The proposal does not involve the installation of any new ski lifting facilities.
(l) if the development is proposed to be carried out in Perisher Range Alpine Resort: the document entitled Perisher Range Resorts Master Plan and the document entitled Perisher Blue Ski Slope Master Plan	Not applicable to proposal.
(m) if the development is proposed to be carried out on land in a riparian corridor:	The proposal is not within a riparian corridor.
CI 15 – Additional matters to be considered for buildings	

Building Height	The proposed addition on the eastern façade will be a similar height as the existing building and will not cause any view loss for the nearby buildings. The proposed height is considered reasonable.
Building Setback	The sub-lease boundary will be adjusted by the head lessee, Kosciuszko Thredbo, for this proposal. The addition will bring the building towards the road reserve, where it will be adequately setback.
Landscaped Area	Minimal landscaping is proposed as the works are confined to a highly disturbed and concreted area.
CI 17 – applications referred to the Office of Environment and Heritage (OEH)	
The proposal was referred to the OEH pursuant to clause 17 of the Alpine SEPP. No objections to the proposal were raised from OEH, see Section 4 for discussion.	
CI 26 – Heritage conservation	
European heritage	The proposal will not impact on any European heritage items.
Aboriginal heritage	The works are unlikely to impact Aboriginal cultural heritage. The works are located in a disturbed area.

APPENDIX C. RECOMMENDED CONDITIONS OF CONSENT
