

STATEMENT OF ENVIRONMENTAL EFFECTS

INTERNAL ALTERATIONS SITZMARK APARTMENT 2, THREDBO

This report has been prepared by:

A handwritten signature in black ink, appearing to read 'I. Pasalich', with a small mark above the 'i'.

Ivan Pasalich BEnvP MPIA CPP MEIANZ
Principal
Dabyne Planning Pty Ltd

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Dabyne Planning Pty Ltd

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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.

The application relates to Sitzmark Apartment No.2 located on Buckwong Place within the central area of Thredbo. The apartment is located within Lot 745.

The proposal seeks consent for undertaking internal alterations to the apartment which will primarily consist of a minor enlargement of two new bathrooms, a new kitchen, closure and creation of new openings including the relocation of internal doors. All of the proposed works are contained within the existing building with no external or ground works proposed.

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.

2.2 The Site

The subject site is located within the central core of Thredbo Village and is accessed via Buckwong Place off Diggings Terrace.

The Sitzmark Apartment complex is located adjacent to Kiama Ski Club and is accessed via Buckwong Place and Brindle Bull Lane.

The apartment complex is licensed to contain a maximum of forty two (42) beds for the purpose of tourist accommodation.

The site is identified in Figures 3 & 4 below:



Figure 3: Aerial view of the subject building in context



Figure 4: Location of the subject site in relation to the adjoining sub-lessees

The following photos of the apartment are provided:



Figure 5: Photo of the exterior of the building



Figure 6: Photo looking from the living area to the kitchen



Figure 9: Photo of the electric hot water service to be replaced with gas



Figure 10 Photo of bedroom two showing door to be relocated



Figure 11: Photo of the existing bathroom to be enlarged and upgraded



Figure 12: Photo of the existing bathroom to be enlarged and upgraded

3. DESCRIPTION OF THE DEVELOPMENT

3.1 General Description

The proposed development comprises of a range of internal alterations. The principal alterations include:

- Relocation of the doorway to bedroom two to the opposite end of the wall and install timber and translucent glass sliding door.
- Relocation of doorway to bedroom one closer to the front door.
- Renovation and enlargement of both ensuites and inclusion of washer/dryer in ensuite for bedroom one.
- Installation of new kitchen and removal of part of the wall separating kitchen and hallway.
- Replacement of the existing electric hot water service with instantaneous gas hot water.

Please refer to the attached plans for the detailed drawings of all the proposed works.

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 apartment 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,	<p><i>The proposed internal alterations are contained within the existing building and will therefore have no impact upon existing natural environment.</i></p> <p><i>The proposed internal alterations are 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><i>The proposed internal alterations do not require any mitigation measures for environmental hazards.</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> <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 internal alterations will not affect the capacity of the existing transport, reticulated effluent management system, waste disposal facilities or existing water supply within the Village.</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 internal alterations will not alter the character of the resort.</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 proposed internal alterations do not involve any excavations or footings and therefore do not pose any Geotechnical Risk and do not require any further assessment.</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>No excavation works are proposed.</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>No stormwater drainage works are proposed.</i></p>
<p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range,</p>	<p><i>Not applicable. All the proposed alterations are internal.</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 internal 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>Not applicable. All the proposed alterations are internal.</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><i>Not applicable.</i></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>	<p><i>Not applicable.</i></p>
<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.</p>	

Clause 15 – Additional matters to be considered for buildings

Matter for Consideration	Response
<p>(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:</p>	
(a) has an impact on the privacy of occupiers and users of other land, and	<i>Not applicable.</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>
<p>(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	<i>Not applicable.</i>
(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>(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>Not applicable.</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>	

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)(iiiia) – 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.

In accordance with Clause 54(4) of the same regulations, the information that is required for a Construction Certificate, including information in relation to any BCA assessment or Access to Premises Standard is not required to be provided for a DA in relation to either building or subdivision work. This is to ensure that the consent authority does not oblige the applicant to provide construction details up-front where the applicant may prefer to test the waters first and delay applying for a construction certificate until, or if, development consent is granted.

4.6 SECTION 79C(1)(b) - LIKELY IMPACTS

Natural Environment:

The proposed internal alterations are contained within the existing building and will therefore have no impact on the natural environment.

Built Environment:

The proposed internal alterations will not change the building footprint or form of the building and will therefore have no impact on the built environment.

Social and Economic impacts in the locality:

The proposed internal alterations will generally improve the use and functionality of the apartment.

The proposed internal alterations will result in the apartment being improved, providing greater amenity to the guests of the apartment, resulting in a positive economic impact with a number of short term construction jobs being generated.

The environmental performance of the apartment will be improved by the installation of a more efficient gas hot water service to replace the electric hot water service, providing a more efficient service with more effective use of space.

4.7 SECTION 79C(1)(c) - SUITABILITY OF THE SITE

The subject site is considered suitable to accommodate the proposed internal alterations.

4.8 SECTION 79C(1)(d) - SUBMISSIONS

The consent authority is not required to notify surrounding sub-lessees given that the impacts from the proposed internal alterations are expected to be minimal.

4.9 SECTION 79C(1)(e) - THE PUBLIC INTEREST

The proposed internal alterations are considered to be within the interest of the public, as they will result in an improvement to an existing apartment without generating any negative impacts on the environment.

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

The proposed internal alterations are considered to enhance the guests' amenity and efficient use of the apartment without generating any negative environmental or social impacts and on balance are considered appropriate.

APPENDIX A

SITE ENVIRONMENTAL MANAGEMENT PLAN

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SITE ENVIRONMENTAL MANAGEMENT PLAN

Sitzmark Apartment 2, Thredbo

1. Introduction

As detailed in the Statement of Environmental Effects, the proposed alterations are internal only and are therefore contained within the existing building.

Therefore the works do not involve excavations or earthworks and therefore there is no requirement for erosion and sediment controls.

The following plan has been provided to identify the appropriate location for access and parking for construction vehicles, and material storage to assist in minimising any impacts arising from the construction works.

2. Access & Vehicle Parking

Access to the site will be achieved via Brindle Bull lane via Buckwong Place. Construction vehicles will be able to park within the designated parking area identified in Figure 1 below.



Figure 1: Designated vehicle parking for Sitzmark Apartments

3. Material Storage

Material storage for the construction works can be placed temporarily in the area at the rear of the apartments within an existing car parking space as identified above.

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 contractors 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 construction 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:
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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	