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DEVELOPMENT ASSESSMENT AND
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STATEMENT OF ENVIRONMENTAL EFFECTS

ADDITIONS AND ALTERATIONS

ATHOL 2 & 5

LOT 756, DIGGINGS TERRACE, THREDBO ALPINE RESORT



NOVEMBER 2015

Dabyne Planning Pty Ltd

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LOT 756, DIGGINGS TERRACE, 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.

Ivan Pasalich
Principal
Dabyne Planning Pty Ltd

NOVEMBER 2015

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1. INTRODUCTION

1.1 Executive Summary

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 'Athol 2 & 5' located at 7 Diggings Terrace, Thredbo. The property is legally described as Lot 756 DP 1119757.

The site consists of two attached self-contained apartments, with 'Athol 5' comprising of five (5) bedrooms and 'Athol 2', two (2) bedrooms.

The proposal seeks consent to undertake additions and alterations predominantly to Athol 2, with minor alterations proposed to Athol 5. These works represent stage 3, of an overall upgrade of both apartments.

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.

1.2 Background

The subject site has had two previous DA approvals, including:

DA 6390: External and internal alterations to Athol 5 including replacement and extension of second floor and third floor balconies, a new balcony and window replacements;

DA 6936: Deck Addition, Landscaping, Retaining Walls, reconfiguration of parking and removal of trees in relation to Athol 2.

The subject DA therefore forms part of the third stage of development at the site.

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:

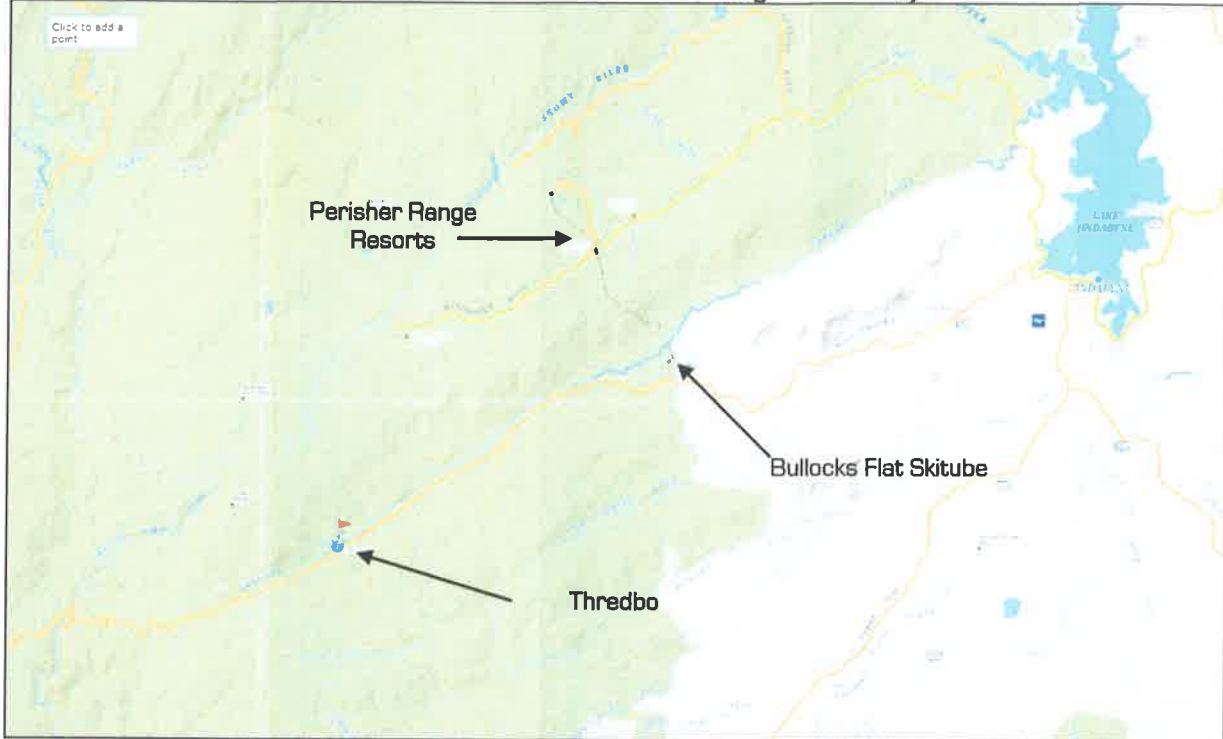


Figure 1: Context of the site within the Region



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

2.2 The Site

The subject site is located at Lot 756 at 7 Diggings Terrace, Thredbo Village. The site comprises of two (2) self-contained apartments, known as Athol 5, a five (5) bedroom apartment and Athol 2, a two (2) bedroom apartment.

The site is located adjacent to a cluster of self-contained apartments to the west, Ramshead Ski Club to the east and Wombiana to the south.

The existing property is licensed to contain a maximum of fourteen (14) beds for the purpose of tourist accommodation, across both apartments. The property is directly accessible from Diggings Terrace.

The site is identified in figures 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

Photos of the site and buildings, currently under construction are provided below.

Figure 6: Photo of the front northern elevation



Figure 7: Photo of the side western elevation from adjacent site



Figure 8: Photo of the front northern elevation





Figure 9: Photo of the rear southern elevation



Figure 10: Photo of the rear southern elevation

3. DESCRIPTION OF THE DEVELOPMENT

3.1 General Description

The proposed works include:

- Extend the rear of Athol 2 by 1.75m out and 3.68m wide on the first and second floors to create larger bedroom suites. The existing loft on the second floor (which currently accommodates a bedroom with two single beds) as a result will be enclosed and a door added to formalise the bedroom.
- Disconnect the deck (currently being constructed under DA 6936) on the first floor of Athol 2 and extend the building forward to the street by 5.66m and 6.11m in width. This will allow for a larger living area, a formalised kitchen and separate dining area and an extra bathroom (the existing bathroom will remain and become part of the Master Bedroom). This will also result in a new roof pitch, with a higher ridgeline than existing (but still lower than Athol 5).
- Re-connect the same deck to the front of the extension.
- The extension on the ground floor will allow for the provision of foyer, laundry, storage and staircase to the first floor with a partly enclosed garage, supporting a carport roof for two vehicles.
- Infill two windows on the ground floor southern elevation of Athol 5.

The proposed colours and materials to be used are to match the existing apartments, currently under construction consistent with those used and approved as part of DA 6390 and 6936.

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. Tourist accommodation means "a building or buildings used for the accommodation of visitors including apartments, serviced apartments and lodges." The building comprises of two apartments that are for the accommodation of visitors and the proposed additions and alterations 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 additions and alterations have been designed to integrate with the existing apartments, consistent with the previous DA approvals. The upgrade of Athol 2 is considered to result in a development that is consistent with the aims and objectives set out in clause 2 of the SEPP.</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>No measures to mitigate environmental hazards that would impact on the conservation of the natural environment are proposed.</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 development will result in an increase of floor area, however the total number of beds permitted on the site will not 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 & functionality 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>A Form 4 Certificate has been prepared and this will be submitted with the DA separately.</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 earthworks, which will be appropriately controlled through the measures identified in the Site Environmental Management Plan provided separately.</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 additions to Athol 2 will be accommodated by the existing drainage works already undertaken as part of the previous approved DA.</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 apartments 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 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> <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 subject site is located adjacent to a drainage channel that is identified as a riparian corridor. This clause therefore applies.</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>The proposed additions will require additional footings and therefore earthworks within proximity to the drainage channel, which comprises of mostly exotic vegetation and is piped under the road with little to no recognisable terrestrial and aquatic habitats suitable for native flora and native fauna to be impacted.</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>	<p><i>With the site accommodating two dwellings, therefore being defined as a 'dual occupancy', a Controlled Activity Approval is not required under the exemptions afforded under Schedule 5 (cl 27) of the Water Management (General) Regulations 2011 and the development therefore is not required to be 'Advertised Development'.</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>	
<p>(a) has an impact on the privacy of occupiers and users of other land, and</p>	<p><i>The proposed additions to Athol 2 will result in the extension having a higher ridgeline than the existing ridge, but still well lower than the ridge of Athol 5 with no buildings directly behind.</i></p> <p><i>Impacts on solar access and potential view loss will therefore not be generated given the distance of buildings to the south and west, the buildings being located well upslope of the subject site and the existing roof line.</i></p> <p><i>The extension at the front of Athol 2 will result in the existing deck (under construction) being relocated forward, facing the road, therefore not creating any additional privacy issues.</i></p> <p><i>The bedroom windows at the rear addition, will not increase any potential for overlooking.</i></p> <p><i>The building is not visible from the Alpine Way.</i></p>
<p>(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and</p>	
<p>(c) has an impact on views from other land, and</p>	
<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</p>	
<p>(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</p>	<p><i>Not applicable.</i></p>
<p>(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</p>	<p><i>Not applicable.</i></p>
<p>(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.</p>	<p><i>Not applicable.</i></p>

<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>	
<p>(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and</p>	<p><i>The additions to the front, northern elevation extend over the existing driveway and impervious surfaces, whilst the additions at the rear, southern elevation extend over a managed lawn, a highly disturbed area.</i></p> <p><i>The additions therefore will not impact on existing open space or landscaping opportunities with a 3m setback at the rear provided.</i></p> <p><i>Access to the building will be enhanced, with undercover parking, foyer and stairs, whilst the rear additions are not located where pedestrian access is provided.</i></p> <p><i>Snow deposition at the front addition will be managed by the retained gravel pits on either side of the gable roof drip lines.</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 or managed lawns being already highly disturbed.</i></p> <p><i>Impacts on landscaped areas are therefore minimal.</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>	

Clause 26 – Heritage Conservation:

The subject site and building is listed as a heritage item under Schedule 3 of the SEPP.

A Heritage Impact Statement has been prepared and provided separately with the DA.

The Statement concludes that:

The proposed works will not adversely affect the heritage values nor village character of Thredbo Village as the work is compatible with the character of the existing building and of the area.

The proposed work will have a negligible impact on the heritage significance of Athol Lodge as the works retain the key aspects of the architectural style of the existing building, as well as its setting.

It is considered that the proposed work satisfies the heritage provisions of State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007.

The proposed work is considered acceptable with regard to its impact on heritage values and it is recommended to be approved’.

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 the accordance with 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:

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 at the front of the site or managed lawns at the rear of the site, being highly disturbed.

Built Environment:

The proposed additions and alterations have been designed to integrate with the existing building and previous development approvals and overall changes to the built environment are considered positive.

Social and Economic impacts in the locality:

The proposed additions and alterations have been designed in a way where any amenity impacts on the neighbouring properties and are not expected to be generated negatively, while providing greater amenity to the guests of the building.

The proposed works will result in the apartments being improved, providing greater amenity to the guests of 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 apartments without generating any negative impacts on the environment.

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 additions and alterations provide an opportunity to create covered parking area, foyer and internal staircase plus a larger living area, new kitchen and bathroom with enlarged bedrooms for the apartments, while re-using the already constructed deck.

Overall the additions and alterations have been designed to be located within the existing building footprint or on impervious surfaces or managed lawns, which are highly disturbed and comprise of no native vegetation.

The additions and alterations represent the third and final stage of upgrade works of Athol 2, with minor works undertake to Athol 5. The works will provide much greater amenity for the guests to the apartments and achieve an improved accommodation standard.

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