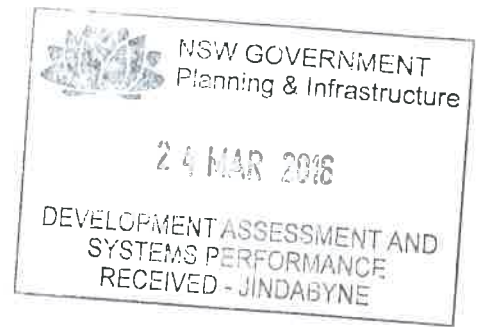


STATEMENT OF ENVIRONMENTAL EFFECTS

**Addition of New Deck Platform to
Existing Deck Structure and Spa.**



**ASPEN CREEK APARTMENT 4
LOT 555 WOODRIDGE STAGE 3 THREDBO VILLAGE**

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INTRODUCTION

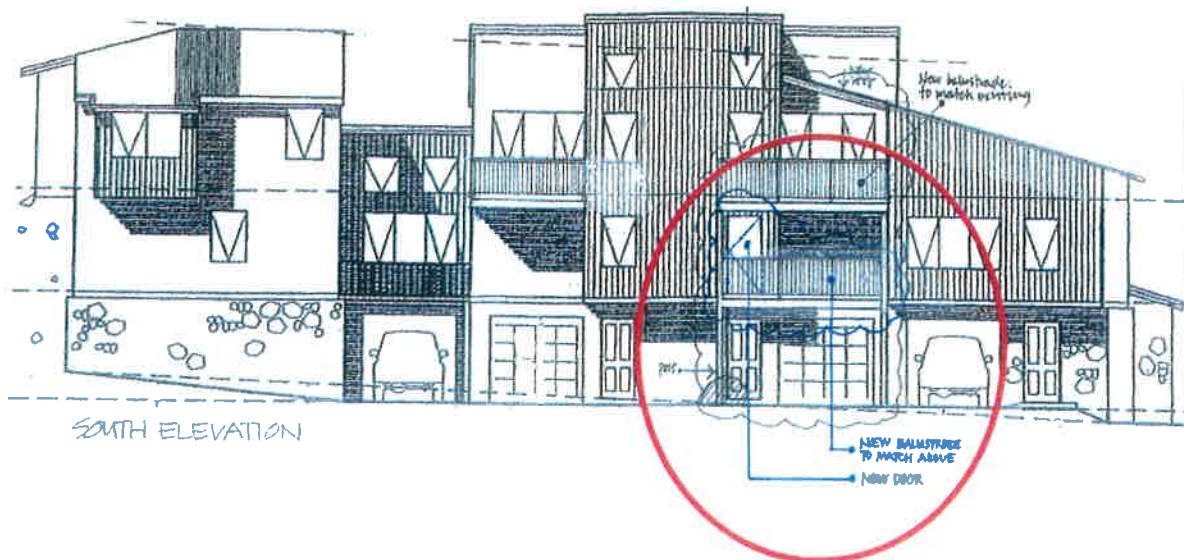
The proposed development is for the addition of a new deck platform to the existing deck at Aspen Creek Apartment No 4.



Existing deck structure

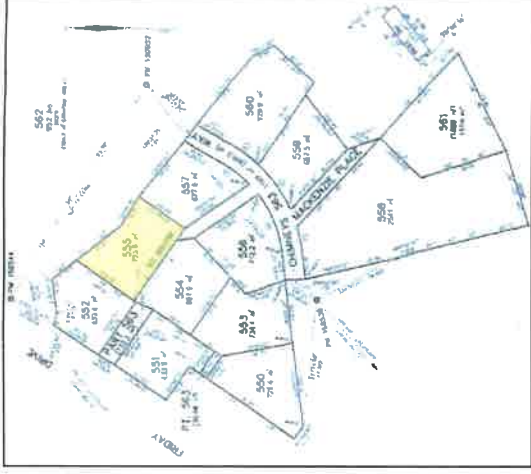


Location of new deck platforms and spa



History of The Site

- The proposed site is known as Aspen Creek Apartment No 4.



Site suitability

- The proposed external alterations are suitable for the site.
- No flooding issue in relation to the construction of the new deck platform. No excavation is required.

Present and previous uses

- The present use of the site is for short term accommodation.

Operational details

- The proposed external alterations will permit the construction of an additional platform to the existing deck structure approved under development application DA6368 determined 20/3/2014.

The proposed alterations will not create a greater impact than the existing approved structure.

The original structure was designed for the spa to go on the top level of the deck.

However, the size of the deck on the top platform did not leave sufficient space on the deck if the spa was to be installed. The deck addition on the mid-level will permit the spa to be installed and provide adequate operation.

The new door will replicate the existing doors in colour, construction materials and method.

Change of use of a building (where there is no building work)

- N/A

Building classification and Building Code of Australia (BCA)

- The classification of the proposed structure is 10a.

Snow Deposition

- As per the original approval for the Development

Engineering details

- The proposed works and the creation of the new deck and additional doorway do not impact on the structural integrity of the existing building.
- A statement has been provided by the design engineer indicating the imposed loads by the deck addition are on the existing footing is adequate.

Social and economic impact

If the answer to any of the following questions is 'yes' or 'possibly', the issue will need to be covered in the SEE.

Will the proposal:

be likely to significantly increase or reduce the number of people on the site?	No
disadvantage or benefit a particular social group?	No
be likely to increase or reduce employment opportunities in the locality?	No
increase demand for community facilities/services in the locality?	No
be likely to increase conflict in the community or adversely impact on the identity of the local community?	No
create areas of insecurity or risk to occupants or pedestrians in or adjacent to the development?	No
be likely to increase community concern regarding public safety?	No

Access and traffic

- No greater impact will be created by the proposed development

Privacy, views and overshadowing

- No greater impact will be created by the proposed development than the currently approved structure.



Air and noise

- No greater impact will be created by the proposed development

Soil, water and wastewater management

- No greater impact will be created by the proposed development

Heritage

- No heritage issues

Aboriginal cultural heritage

- No Aboriginal Cultural issues.

Energy

- The proposed development is not altering the fabric of the existing building.

Waste

- Removal of the waste material from the renovation will be disposed using skip bins.

**TABLE 2: State Environmental Planning Policy
(Kosciuszko National Park—Alpine Resorts) 2007**

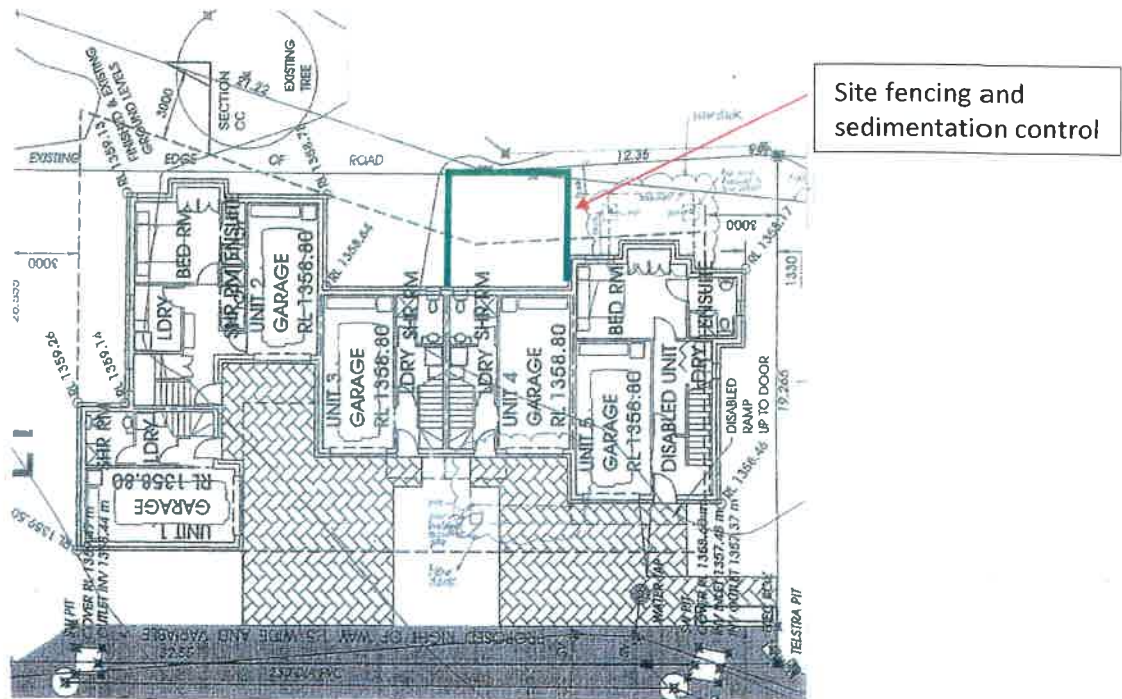
Clause 2 Aim and objectives of Policy	
<p>(1) The aim of this Policy is to protect and enhance the natural environment of the alpine resorts, in the context of Kosciuszko National Park, by ensuring that development in those resorts is managed in a way that has regard to the principles of ecologically sustainable development (including the conservation and restoration of ecological processes, natural systems and biodiversity).</p>	<p>the proposed addition of the steel deck will compliment the existing structure. The owners of the development are meeting the aims and objectives of this policy by reducing any foreseeable impact to the local environment,</p>
<p>(2) The objectives of this Policy are as follows:</p> <p>(a) to encourage the carrying out of a range of development in the alpine resorts (including the provision of services, facilities and infrastructure, and economic and recreational activities) that do not result in adverse environmental, social or economic impacts on the natural or cultural environment of land to which this Policy applies,</p> <p>(b) to put in place planning controls that contribute to and facilitate the carrying out of ski resort development in Kosciuszko National Park that is ecologically sustainable in recognition of the fact that this development is of State and regional significance,</p> <p>(c) to minimise the risk to the community of exposure to environmental hazards, particularly geotechnical hazards, bush fire and flooding, by generally requiring development consent on land to which this Policy applies.</p>	<p>There will be no adverse environmental or social or economic impacts created by the proposed development.</p> <p>The spa will be covered when not in use in accordance with the requirements of AS1926.1</p>

Clause 14 Matters to be considered by consent authority	
(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,	As above
(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),	As above
(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:	The proposed development will fit within the nature and scale of the existing structure.
(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development,	no change
(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,	no change
(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,	no change
(iv) the capacity of any existing water supply to cater for peak loads generated by the development,	no change
(d) any statement of environmental effects required to accompany the development application for the development,	
(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,	No
(f) the <i>Geotechnical Policy—Kosciuszko Alpine Resorts</i> (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development,	Form 4
(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,	See erosion control management plan.
(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,	N/a
(i) any visual impact of the proposed development,	No impact of the proposed development from the main

particularly when viewed from the Main Range,	range.
(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,	N/A
(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:	N/A
(i) the capacity of existing infrastructure facilities, and	N/A
(ii) any adverse impact of the development on access to, from or in the alpine resort,	N/A
(2) The long term management goals for riparian land are as follows:	
(a) to maximise the protection of terrestrial and aquatic habitats of native flora and native fauna and ensure the provision of linkages, where possible, between such habitats on that land,	No impact on terrestrial or aquatic environments
(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,	No impact on terrestrial or aquatic environments
(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.	No impact
15 Additional matters to be considered for buildings	
(1) Building height	
In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed height of the building (where relevant) and the extent to which that height:	
(a) has an impact on the privacy of occupiers and users of other land, and	No significant impact
(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	No significant impact
(c) has an impact on views from other land, and	No significant impact
(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and	No significant impact
(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	N/A
(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	N/A

erected, and	
(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.	N/A
(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:	
(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and	Compliments the existing deck structure
(b) assists in achieving high quality landscaping between the building and other buildings, and	No Change
(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and	No greater impact than existing
(d) is adequate for the purposes of fire safety, and	yes
(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and	yes
(f) will facilitate the management of accumulated snow.	yes
(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:	
(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	No change
(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and	No change
(c) to limit the apparent mass and bulk of the building, and	No change
(d) as an amenity protection buffer between the proposed building and other buildings, and	No change
(e) as a means of reducing run-off, and	No change
(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.	No change

SITE ENVIRONMENTAL MANAGEMENT PLAN



- No site clearing activity will occur through this project.
- No cut and fill activity will occur through this project, and no flow paths will be altered as a result of this development.
- No vegetation will be disturbed through this project.
- Scaffolding will be erected at natural ground level (directly underneath the proposed deck location) during the construction phase in order to reach the proposed construction zone.
- Construction vehicles will enter the site via the existing site entry.
- Construction vehicles will park in the sites existing designated car parks.
- All construction materials will be stored within the existing site car parking zone.

Dust Control

Works involving dust dispersion will use water spray to help keep material damp and dust down. Covers will be placed over waste storage areas and piles of excavated materials to prevent dust dispersion. When transporting materials that cause dust they will be dampened and covered before moving.

Litter Control

Litter control around the site is the responsibility of all on site. A daily site clean up to reduce litter around the site and prevent any possible hazards it causes will be performed. It is the subcontractor's responsibility to leave the work area neat, clean and free of litter. Litter collected can be placed in bins or specified areas and disposed of at the local council tip.

Noise control

Noise on a construction site can become a form of pollution to the local environment through the use of plant, machinery and tools. For protection of employees and visitors to the site they are issued with PPE including ear protection.

To reduce noise pollution from site the following procedures will be followed:

- All plant, machinery and tools will be maintained in good working order at all times;
- Work involving noisy tools or machinery to be used inside the building structure when possible;
- Strict hours of operation for each site will be implemented to reduce noise pollution to the surrounding areas;
- In the instance of receiving a complaint in regards to noise levels immediate rectification will occur as far as practical.

Fuels & Chemicals

No fuel or chemicals will be stored onsite during construction.

Management of Native Vegetation

There is no native vegetation located within the construction zone

PROPOSED SPA DETAILS

Regulation requirements -

- 1) The spa is to be covered by a child-resistant lockable lid when it is not in use
- 2) There is to be an appropriate warning sign including details of resuscitation (CPR) techniques located in the immediate vicinity of the spa
- 3) The spa is to be registered prior to its use at www.swimmingpoolregister.nsw.gov.au

Specification

FIVE

fisherspaa

Seats 5
 Jets 24
 Size: 200 x 200 x 82cm

+ SPECIFICATIONS

FIVE	
Dry Weight	265kg
Filled Weight	1565kg
Water Capacity	1200 litres
Jet Pump(s)	2.5hp
Variable Output Heater	2kW max.
Electrical Requirements	30 amps

+ FEATURES

Quad Core Shell Construction	Standard
Tuff Floor Pumping System	Standard
Wide Mouth Filtration	Standard
Balboa Control System	Standard
LX Dual Speed Pump	Standard
Reflect Perimeter Insulation	Standard
Soft Touch Head Rests	Standard
Integrated Cup Holders	Standard
Ultraglow inSpa Illumination	Standard
Variable Colour Jets, Touch Pad, Headrests	Standard
Floating Canoe Lotus Pond	Standard

+ OPTIONS

Stainless Steel Jets	Optional
Hydravibe Stereo System	Optional
Drone Automatic Sanitising System	Optional

WARRANTY 10 year structural, 5 year Acrylic, 2 year equipment*

*Excludes jets, headrests and change-sitting seats




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