

STATEMENT OF ENVIRONMENTAL EFFECTS (SEE)
 JINDABYNE SPORTS, SHOP 2 SQUATTERS RUN – FORMALISE USE OF STORE ROOM AND SKI BOOT WORKSHOP
 PROPONENT KOSCIUSZKO THREDBO PTY LTD (KT)
 SEE PRPEARED BY ANDREW HARRIGAN



<p>A brief description of the proposal</p>	<p>Fitout and formalise use of storeroom and ski boot workshop in the building void area at the rear of the Jindabyne Sports shop in conjunction with engineering works (Order No 4 – ref 15/14990).</p> <p>Background</p> <p>The storeroom /workshop was constructed some time in the early 1990 and used without Development Consent. Geotech, engineering and building investigation reports were commissioned by KT and have led:</p> <ol style="list-style-type: none"> 1. to the issuing or Order No 4 to rectify getoech stability issues 2. requirement to re-instate the storeroom in compliance with BCA <p>Building fitout</p> <p>Fitout works are designed to ensure compliance with relevant BCA requirements. A BCA inspection report (James Alexander and Assoc (JAA) 5 February 2016, identified twelve non-compliances.</p> <p>A subsequent report from J Squared Engineering (17 April 2016) and JAA Inspection Report 2 (5 April, 2016) has provided measures to address these non-compliances including Alternate Solutions for the ceiling heights and width of path of travel.</p>
<p>Location</p>	<p>Lot 792 Shop 2 Squatters Run, Village Centre, Mowamba Place, Thredbo</p>

Matter to be considered by Consent Authority under clause 14 of the Alpine Resorts State Environment Planning Policy (Alpine SEPP)	
1(a) Consistency with aim and objectives as set out in Clause 2 of the SEPP	The works and proposed use of this space within the Squatters Run complex does not change the footprint or use of the building. The works are minor internal building modifications and are consistent with the SEPP objectives to encourage development in the alpine resorts that do not result in adverse environmental, social or economic impacts to the natural or cultural environment of the resorts.
1(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>The works and proposed alterations are being undertaken in conjunction with remedial engineering works subject of Order No 4 (REF 15/14990) issued by the Department of Planning and Environment (DPE). These engineering/geotechnical works are to address unapproved excavation works undertaken by a former sub-lessee some time in the early 1990's so as to ensure compliance with the DPE geotechnical management policy.</p> <p>Subject to satisfactory completion of the engineering works the proposed use of the space will not adversely affect the natural environment or require any measures to mitigate any other potential environmental hazards.</p>
1(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: <ul style="list-style-type: none"> (i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development, (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, (iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development, (iv) the capacity of any existing water supply to cater for peak loads generated by the development 	Given the minor nature and scale of the proposal it will not directly, indirectly or cumulatively affect the resort capacity measures outlined in (i) to (iv).
1(d) any statement of environmental effects required to accompany the development application for the development	This document has been prepared as a Statement of Environmental Affects (SEE) describing the proposal , environment, potential impacts and (if required) proposed mitigating measures
1(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	The proposal does not alter the character of Shop 2, the Squatters Run complex and would not alter the character of Thredbo resort.

development will relate to the alpine resort	
1(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	The site is subject to Order No 4 (ref 15/14990) issued by DPE which requiring remedial engineering works in accordance with GO Engineering Consultants drawings No: 2015 1201 Issue A Structural Sheets SO1, SO2, SO3
1(g) if earthworks or excavation works are proposed-any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works	Other than the engineering works subject of the above Orders no other earth works or excavations are proposed
1(h) if stormwater drainage works are proposed-any measures proposed to mitigate any adverse impacts associated with those works	Stormwater infrastructure that drains through the site will be managed in accordance with the requirements of DPE's Order No 4 (REF 15/14990). Stormwater drainage will continue to be maintained as part of the Squatter Run complex
1(i) any visual impact of the proposed development, particularly when viewed from the Main Range	The storeroom/workshop is contained within the Squatters Run sub-floor/void space and is not visible from any viewpoint.
1(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	The proposed use of the storeroom/workshop will not increase activities outside of the winter ski season
1(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort: (i) the capacity of existing infrastructure facilities, and (ii) any adverse impact of the development on access to, from or in the alpine resort	NA
1(l) if the development is proposed to be carried out in Perisher Range Alpine Resort: (i) the document entitled <i>Perisher Range Resorts Master Plan</i> , as current at the commencement of this Policy, that is deposited in the head office of the Department, and (ii) the document entitled <i>Perisher Blue Ski Resort Ski Slope Master Plan</i> , as current at the commencement of this Policy, that is deposited in the head office of the Department	NA
1(m) if the development is proposed to be carried out on land in a riparian corridor: (i) the long term management goals for riparian land, and (ii) whether measures should be adopted in the carrying out of the development to assist in meeting those goals	NA

<p>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, (b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained, (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>	NA
<p>Matters to be included considered in submitting DA/SEE in the Alpine Resorts (as per "What to include with your DA – Department of Planning)</p>	
<p>1. Locality Plan</p>	See attachments
<p>2. Lease Survey Plan</p>	Site will be re-surveyed following the engineering works to extend the sub—lease area of Shop 2 to include the storeroom/workshop.
<p>3. Site Analysis</p>	NA
<p>4. Shadow Analysis</p>	NA
<p>5. Plan and Elevations</p>	See attachments
<p>6. Notification Plans</p>	Squatter Run Owners Association have been consulted on formalising the use of the space and resultant changes to the Squatters Common Area. Squatters Run Council have provided their agreement to the changes and consent to the works proceeding (see attached email)
<p>7. Landscape Concept Plans</p>	NA
<p>8. Stormwater Management Plans</p>	As per Order No 4
<p>9. Site Environmental Management Plan (SEMP)</p>	See attachments
<p>10. Geotechnical report/and or site classification</p>	As prepared by Jamstone Independent Engineering Geology Services – JAM 151606.R3.v1 (February 2016)
<p>11. Statement of Environmental Effects (consideration of below issues relevant to the proposal)</p>	
<p>Site history/suitability/present/previous uses</p>	The void space at the rear of Shop 2 has been used for storage and minor ski boot fitting/repairs workshop since the early 1990's. Following recent enquiries by DPE KT have commissioned geotech, engineering and building reports to ensure the site is safe and to formalise the use of the storeroom/workshop
<p>Operational Details</p>	The storeroom/workshop will be used to store ski hardware and apparel as well as providing a ski boot workshop area for boot fitting and repairs. In the main only small hand tools such as heat guns and grinders will be used in the workshop. The room will also include a sink and refrigerator for staff tea/coffee/lunch.
<p>Building Classification</p>	Class 3/6
<p>Snow Deposition</p>	NA

Engineering Details	As per GO Engineering Consultants drawings No: 2015 1201 Issue A Structural Sheets SO1, SO2, SO3
Social and economic impact	NA
Access and traffic	NA
Privacy views and overshadowing	NA
Air and Noise	The proposed use will not produce any adverse pollution or noise
Soil, water and waste water management	As per Geotech report - Jamstone Independent Engineering Geology Services – JAM 151606.R3.v1 (February 2016)
Heritage	NA
Aboriginal Cultural Heritage	NA
Energy	NA
Waste	NA
Demolition	Demolition undertaken under Order No 4
12. Essential Series Location	
13. Colour and materials samples	NA
Other matters to be considered	
Will the proposal affect any threatened species?	NO
Is the proposal integrated development?	NO
Conclusions	
	The formalisation of use of the void area of the Squatter s Run complex as a storeroom/workshop is compatible with Squatters ground floor retail use. The use as described above will not result in any negative environmental, social or economic impacts.