

STATEMENT OF ENVIRONMENTAL EFFECTS

INTERNAL ALTERATIONS

'RIDGE CREEK 2'

2/11 CRACKENBACK DRIVE

LOT 520, CRACKENBACK RIDGE, THREDBO



NOVEMBER 2016

Project: 56-16

Dabyne Planning Pty Ltd

Reproduction of the document or any part thereof is not permitted without prior written permission

STATEMENT OF ENVIRONMENTAL EFFECTS

INTERNAL ALTERATIONS 'RIDGE CREEK 2' 2/ 11 CRACKENBACK DRIVE LOT 520, CRACKENBACK RIDGE, THREDBO

This report has been prepared by:



Ivan Pasaich
Principal
Dabyne Planning Pty Ltd

NOVEMBER 2016
Project: 56-16

CONTENTS

1	Introduction	2
2	The Site and Locality	3
2.1	Locality	3
2.2	The Site	4
3	Description of the Development	6
3.1	General Description	6
4	Environmental Planning Assessment	7
4.1	Section 79C(1)(a)(i) – Environmental Planning Instruments	7
4.2	Section 79C(1)(a)(ii) – Draft Environmental Planning Instruments	7
4.3	Section 79C(1)(a)(iii) – Development Control Plans	9
4.4	Section 79C(1)(a)(iiia) – Planning Agreements	10
4.5	Section 79C(1)(a)(iv) – Regulations	10
4.6	Section 79C(1)(b)– Likely Impacts	10
4.7	Section 79C(1)(c)– Suitability of the Site	11
4.8	Section 79C(1)(d)– Submissions	11
4.9	Section 79C(1)(e)– Public Interest	11
5	Conclusion	12

APPENDIX A Site Environmental Management Plan

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 and Environment (DP&E).

The application relates to a property at 2/11 Crackenback Drive, Thredbo. The property is a one (1) bedroom chalet known as Ridge Creek 2 and is legally described as Lot 520 DP 1118419.

The proposal seeks consent to undertake internal alterations to the existing chalet, including a change to the bathroom configuration on the first floor to incorporate a new ensuite which requires a change to a load bearing wall; and work on the ground floor associated with the kitchen where it abuts the dividing wall.

By removing the lining of the dividing wall between units 1 & 2 as demolition, which forms necessary investigatative and preparatory works, the dividing wall between units 1 & 2 is required to be upgraded in accordance with the Fire Engineering Report (0340 - REV A) prepared by J Squared Fire Engineers and provided separately with the DA.

The balance of the work which would ordinarily be Exempt Development, including tiling, waterproofing, plumbing, kitchen, electrics, joinery, gas fireplace have been included.

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. THE SITE AND LOCALITY

2.1 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 and the site is illustrated in context with the regional locality below:

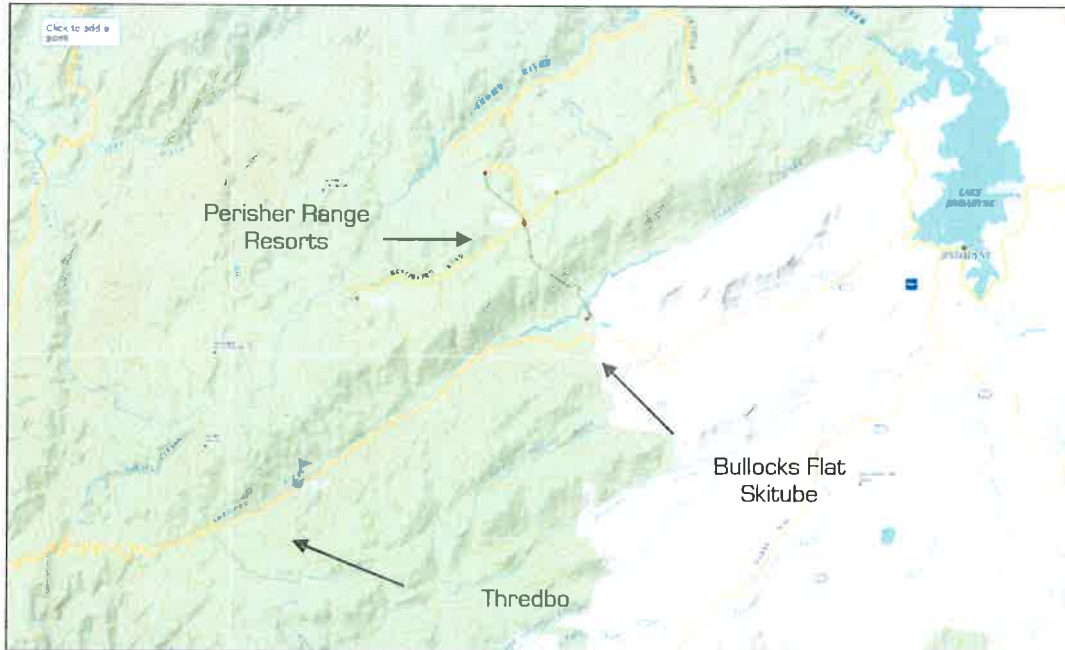


Figure 1: Context of the site within the Region



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

2.2 The Site

The subject site is located at 2/11 Crackenback Drive, at Crackenback Ridge, in Thredbo Village. The building is attached to the building at 1/11 Crackenback Drive.

The existing property is a one (1) bedroom semi-detached chalet (dwelling) and is licensed to contain a maximum of two (2) beds for the purpose of tourist accommodation. The property is directly accessible from Crackenback Drive.

The site is identified in Figures 3, 4 & 5 below:



Figure 3: Aerial view of the subject building in context of the locality

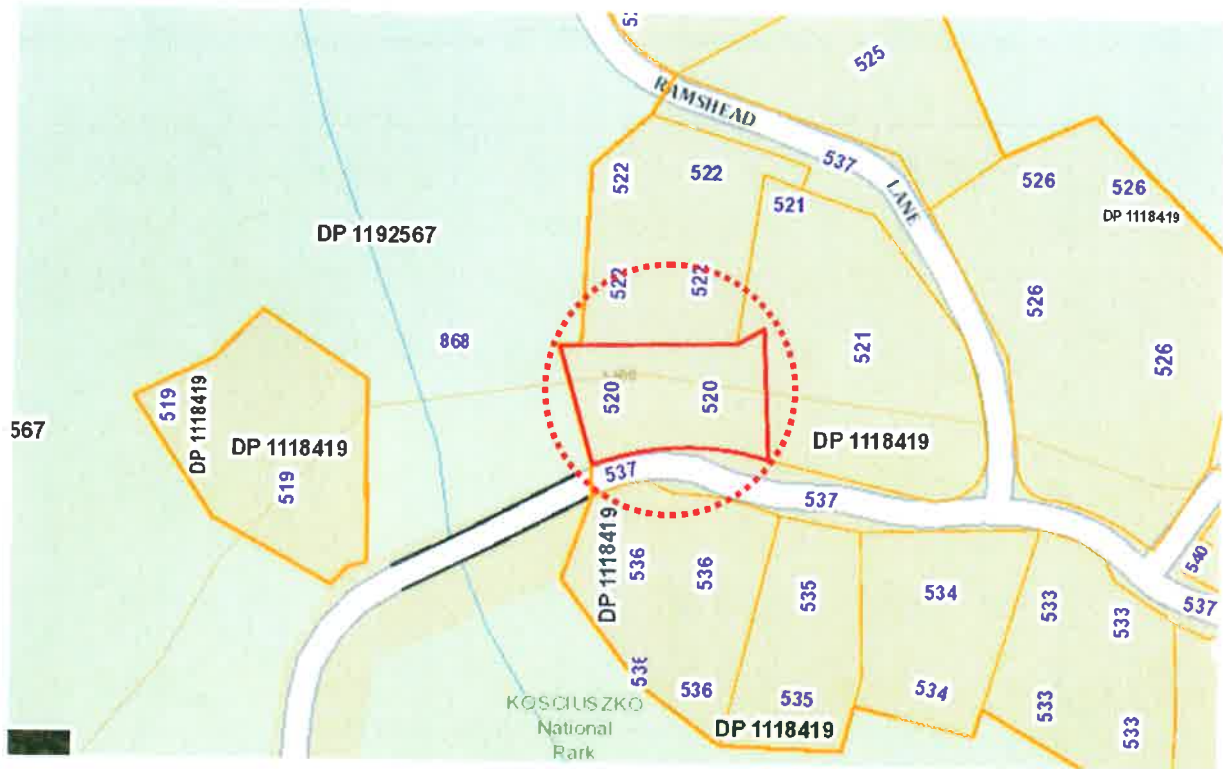


Figure 4 Aerial view of the subject site

A photo of the chalet is provided in figure 5 below.



3. DESCRIPTION OF THE DEVELOPMENT

3.1 General Description

The proposal is for alterations, including:

Reconfiguration of the bathroom and new ensuite on first floor:

The existing bathroom on the second floor will be reconfigured to create an ensuite to the main bedroom and a separate bathroom, which will include a laundry.

This requires a potential load bearing wall to be partly modified/removed. This will result in the master bedroom being reduced in size.

Upgrade Dividing Wall between Units 1 & 2:

As a result of preparatory works for the bathrooms, the existing lining associated within the dividing wall was removed as demolition. This has resulted in the wall being found to be insufficient and likely not built in accordance with the original NPWS 1996 Building Approval.

Without these preparatory works undertaken, a DA would otherwise never have identified the wall was potentially non-compliant. These preparatory works will therefore result in a safer outcome for the building and its occupants.

The wall is therefore proposed to be upgraded in accordance with the Fire Engineering Report (O340 - REV A) prepared by J Squared Fire Engineers, provided separately with the DA.

The balance of the work as shown on the DA plans which would ordinarily be Exempt Development, including tiling, waterproofing, plumbing, kitchen, electrics, joinery, gas fireplace have been included.

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 chalet used for tourist accommodation and are therefore permissible with consent.

Clause 14 - Matters for consideration:

Matter for Consideration	Response
<p>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:</p>	
<p>(a) the aim and objectives of this Policy, as set out in clause 2,</p>	<p><i>The proposed alterations have been designed to ensure that impacts on the natural and built environment are minimised.</i></p>
<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>	<p><i>The proposed alterations to the chalet do not require any mitigation measures for environmental hazards, given their design, location and use of materials.</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> <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, 	<p><i>The proposed alterations are minor in nature and will not impact on the capacity of the resorts transport system, reticulated effluent system, waste disposal facility or water supply.</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 alterations will not alter the character of the resort and have been designed to enhance the overall amenity of the chalet.</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 proposal does not generate any geotechnical issues, being for internal alterations only.</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 proposal does not generate any sedimentation and erosion control issues, being for internal alterations only.</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>Not applicable.</i></p>
<p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range,</p>	<p><i>Not applicable.</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 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 style="padding-left: 40px;">(i) the capacity of existing infrastructure facilities, and</p> <p style="padding-left: 40px;">(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 proposed works are internal only.</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 internal alterations will have no impacts on the riparian land associated with the unnamed creek.</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>(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>	

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)(iii)a – 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.

In accordance with clause 94(1)(a) of the same regulations, the building work does not represent more than half the total volume of the building. However in accordance with clause 94(1)(b) a Fire Engineering Report has been prepared in relation to the dividing wall between Units 1 & 2 and therefore the wall will be upgraded accordingly.

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 services areas of the chalet with the bathroom re-configured and an ensuite added to the master bedroom, with some other upgrades undertaken.

The proposed internal alterations will result in the chalet being improved in regards to amenity, environmental performance and functionality, providing greater amenity to occupants of the chalet, 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 proposed works are internal and therefore do not require or warrant notification to the surrounding sub-lessees.

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

The proposed works are considered to be within the interest of the public, as the development will result in an improvement to the chalet in regard to aesthetics, environmental performance, amenity and fire safety.

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 internal alterations are considered to enhance the overall amenity, fire safety, environmental performance & functionality of the chalet without generating any negative environmental or social impacts and on balance are considered appropriate.