STATEMENT OF ENVIRONMENTAL EFFECTS (SEE)

To enable the Department to assess the impacts of your proposal, you must include a statement of environmental effects (SEE) with your DA. This is a succinct written statement that provides sufficient, clear information on four critical issues:

- the impacts of the development on the natural, human and built environment
- how you have identified those impacts
- steps or measures that will be taken to protect the environment or to reduce expected environmental harm
- any specific matters that the Director-General of Department of Planning requires you to deal with.

The information required varies according to the type of development proposed. It must contain sufficient information for us to determine:

- how the development achieves the aims and objective (clause 2) contained in State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007
- how the development addresses the additional matters to be considered by the consent authority (clause 14)
- how the development addresses any other relevant environmental planning instrument
- the suitability of the land or building for the proposed development.

The following Tables will assist you in the preparation of your SEE. You must consider each of the issues as they relate to your proposal:

TABLE 1: GENERAL INFORMATION

Project description	
A brief description of the proposed development and the construction activities to be undertaken during the project.	Construction of a new bedroom with ensuite at ground floor level and modify existing fire exit that comply to disability access codes and requirements. Minor excavation required under existing 1st floor bedrooms (rooms 3 & 4 at southern end of building) with construction of a 4.8m long retaining wall to support the new cutting behind proposed ensuite. Additional five new ensuites are also to be constructed on the existing first floor level, with the total number of bedrooms reduced from 6 to a proposed 5 on the 1st floor. All older wooden windows to be replaced doubled glazed aluminium fire rated windows, rooms to be lined with fire grade rated plasterboard with additional insulation material resulting in improved thermal and soundproofing qualities. All proposed construction and improvements with be contained with in the existing building envelope.
History of the site	
You must provide information on:	
• current development or building approvals for the site	Nil
• previous development or building approvals for the site.	DA190-92005 (2005 extension to living areas & ground floor bathroom) Oct 1997 extension to southern end of building X 2 bedrooms)
Site suitability	
To demonstrate that the site is suitable for the proposed development, consider:	
• site constraints such as flooding, slope, geotechnical hazards, bushfire and any other risks	see attachment for Geotechnical report (2016 SEE report – attachment 8) Bushfire Attack Level (BAL) indicates building is in a Flame Zone. To comply to BAL 40 vegetation to be cleared to APZ line 9m front (eastern side) & to APZ line 7m on all other elevations. Ref to attached drawing sheet # 1a / 5 Total APZ size = 675.8 sqm

• effects on the local environment, landscape, streetscape, appearance or scenic quality of the locality	vegetation clearing to comply to BAL 40 - no other change to existing.
• biological and ecological impacts including the impacts on fauna and flora	see attachment for Biological Impacts (2005 SEE report – 4.12 page 20, Flora 4.21.1 & Fauna 4.21.2)
• impacts on existing and future amenity of the locality	No change to existing
• the age and condition of any structures or buildings.	Approx 52 years with renovations in 1997 and 2005. Building is in good condition
Present and previous uses	
Provide details of:	
• the present use of the site	Ski Club accommodation
• the previous uses of the site if known	Ski Club accommodation
• the present use of the adjoining land	National Park & Ski Club buidings
• whether the present or previous use of the land was a potentially contaminating activity	No
• whether there has been any assessment or testing of the site for land contamination.	No
Provide a statement on whether you are aware that the site is contaminated.	Unaware of any activity in the last 52 years that would create any contamination.
Operational details	
Describe how the development will operate, including:	
• type and details of the proposed business	Ski Club members & their guests accommodation
• number of staff and location of staff accommodation	Nil
• maximum number of customers or clients	Under NPWS lease total of 14 adult guests allowable.
• hours and days of operation	Non commercial club. Winter 7 day / 24 hour
• plant and machinery	Normal household appliances.
• arrangements for loading and unloading of goods and materials	Via Pretty Valley Rd and Club driveway at front of building by hand or small loader
• any proposed hazardous materials, eg LPG, dry pool chlorine, liquefied gas.	Existing LPG storage x 250 kg gas bottles.
Change of use of a building (where there is no building work)	
Provide a list of category one fire safety provisions:	
• relating to the proposed change	Constructed to AS1670 and other relivant codes as requirements of a Class 3 Building
• used in the existing building or on the land.	As per AS1670 refer to Annual Fire Statement (June 2016) on file in DoP Offices
Building classification and Building Code of Australia (BCA)	
Preliminary consideration should be given to the BCA. Include in your SEE:	
• the classification of the building/structure with details of the method used to determine this	BCA Class 3 Building Over 12 beds
• information on the proposed fire safety measures and any performance measures that may be relied on under the BCA.	BCA Class 3 Building requires fire rating to all bedroom ceilings and walls to Fire resistance (CP1, CP2, CP4 and CP8) Access and egress (DP4)
Snow Deposition	
Consideration of the snow deposition and prevailing winds in relation to the proposed works should be undertaken. An assessment of how snow will be deposited and measures to mitigate snow deposition from unsafe areas such as entries, exits, decks and pedestrian areas should be provided. A roof plan will assist in determining the deposition of snow.	Construction of awnings to prevent snow deposition near fire exits on the first floor & ground floor (games room) Refer to attached drawing titled "Snow Deflection Awnings for Lampada Ski Club" dated October 2016

Engineering details	
Preliminary engineering advice may be required for certain aspects of the development:	
• geotechnical advice incorporating structural engineering recommendations	Refer to GHD Geotechnical Assessment Report, July 2016
• relocation and construction of services	There will be alterations internally to the water and sewage supply to service the proposed new bathrooms and electrical upgrades.
• construction of access	No access construction is required.
• building on fill.	Refer to GHD Geotechnical Assessment Report, July 2016
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?	Yes. Benefit - see attachment (2005 SEE report – 4.25 p22)
• be likely to increase or reduce employment opportunities in the locality?	Yes. Increase - Employ local builders, electricians & architect see attachment (2005 SEE report – 4.25 p22)
• 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	
Show that there is adequate provision for access regarding:	
• pedestrian amenity (paving, weather protection, security lighting, seating)	No changes to existing.
• access for people with disabilities	Refer to the attached Hendry Report - Item 1 (page 2) Access to Lampada Lodge. Refer to ground floor alteration plan showing disabled access to the ground floor and conforming bedroom and bathroom for the disabled.
• proposed bicycle facilities (racks, storage lockers)	Available if needed
• existing bus services and over-snow services	Yes winter Over-snow services to the turning circle below the lodge.
• vehicle access to a road	Parking available at the turning circle below lodge.
• resident, staff, customer and visitor parking arrangements	Parking available at the turning circle below lodge.
• parking calculations	Approx 5 car spaces available at the turning circle below the lodge in summer.
• potential conflicts between vehicles, pedestrians, and cyclists.	No
Major traffic-generating proposals will require an access and traffic impact assessment report.	No

Privacy, views and overshadowing	
Show how the proposed development will affect privacy, views and overshadowing regarding:	
• the location of habitable rooms	No change to existing refer to SEE 2005 Report
• window placement relative to adjoining and adjacent buildings and public areas	No change to existing refer to SEE 2005 Report
• views between habitable areas	No change to existing refer to SEE 2005 Report
• the use of planting and screening to improve privacy	No change to existing refer to SEE 2005 Report
• headlight glare and other glare, eg night skiing	No change to existing refer to SEE 2005 Report
• the placement of active outdoor areas relative to bedrooms	No change to existing refer to SEE 2005 Report
• the separation of roads and parking areas from bedroom and living areas	No change to existing refer to SEE 2005 Report
• the impact of the proposed development on views from adjoining/nearby properties	No change to existing refer to SEE 2005 Report
• design options for protecting views.	No change to existing refer to SEE 2005 Report
Air and noise	
Show that the proposal will not cause, or be affected by air or noise emissions. Should the proposal not able to achieve no air or noise emissions, demonstrate how these could be minimised. Consider:	
• the proposed source/method of heating and cooling	Reference to Air Quality, Noise & Vibration Management (2005 SEE report – 3.8 page 17)
• noise transmission from heating and cooling systems	Reference to Air Quality, Noise & Vibration Management (2005 SEE report – 3.8 page 17)
• noise transmission between buildings	Reference to Air Quality, Noise & Vibration Management (2005 SEE report – 3.8 page 17)
• measures to mitigate external noise sources	Reference to Air Quality, Noise & Vibration Management (2005 SEE report – 3.8 page 17)
• existing sources of odor, smoke	Reference to Air Quality, Noise & Vibration Management (2005 SEE report – 3.8 page 17)
• proposed mitigation measures, placement and height of chimneys and flues, air pollution control equipment, odour controls, buffer areas, location of waste storage facilities	No change to existing, waste hut near front door as per NPWS requirements
• existing noise sources	Minor - exhaust fans re kitchen & laundry dryer
• construction noise, hours of operation, type of equipment, predicted noise levels and consultation with adjoining leaseholders	Construction hours as per local authorities Reference to Air Quality, Noise & Vibration Management (2005 SEE report – 3.8 page 17)
• operational noise, plant and equipment, predicted noise levels, hours of operation	Reference to Air Quality, Noise & Vibration Management (2005 SEE report – 3.8 page 17)
• proposed noise reduction measures, noise barriers, building layout and setback, room layout and window placement, building materials, insulation, double glazing.	Aluminum windows with double glazing & thermal breaks on all proposed and existing windows. Sound & thermal insulation on walls and ceilings with double wall sound barriers to adjoining bedrooms.
Where noise is a major issue a report by a qualified acoustic consultant is required. This report would address predicted noise levels and proposed noise reduction measures.	There is no major noise issue.

Soil, water and wastewater management	
Show how the proposal will deal with all aspects of soil, water and wastewater management:	
• show the proposed methods of sewage effluent disposal	As per existing services connected.
• if the development will be serviced by a reticulated water supply, provide details of any consultation with the relevant water supply authority	No changes to the water service to the building.
• consider including appliances designed for maximum water efficiency	Showerheads & toilet flushing devices will be used as per plumber advise during construction to meet maximum water efficiency targets.
• consider infiltration and water harvesting techniques, egg swales and porous materials	There will be no changes to existing storm water dispersion.
• include sufficient details on the management of water entering or leaving the site	Refer to site plan of new external wall western elevation where storm water will be connected to existing drainage system
• check the proposal includes sufficient justification that the proposed design measures for drainage will not adversely affect adjoining land	Refer Storm Water Management Plan (SWMP) SEE 2005 Report.
• check that design measures in the proposal are compatible with any potential flood environment	Refer Storm Water Management Plan (SWMP) SEE 2005 Report.
• check there are sufficient details and information to assess the impact of the proposal on downstream waterways	Refer Storm Water Management Plan (SWMP) SEE 2005 Report.
• check the proposal includes measures to treat liquid wastes, if appropriate	Existing - comply PRREMS
• check measures are in place for emergency spill contingency for chemicals, oils and other harmful wastes	Existing - comply PRREMS
• include details of measures to divert stormwater	see attachment for Storm Water Management Plan – SWMP (2005 SEE report – attachment 3)
• include details of measures to treat stormwater run-off from the site	see attachment for Storm Water Management Plan – SWMP (2005 SEE report – attachment 3)
• check soil or erosion hazards on the site have been considered in the proposal	see attachment for GHD Geotechnical Assessment Report see attachment for Storm Water Management Plan – SWMP (2005 SEE report – attachment 3)
• include the proposed construction sequence for the site	The storm water management plan – attached, must be implemented before construction commences on site
• include critical areas of habitat that require special management on the site	see attachment for Fauna Management (2005 SEE report – 3.6 page 15)
• include proposed dust control measures for the site	see attachment for Air Quality, Noise & Vibration Management (2005 SEE report – 3.8 page 17)
• include main rehabilitation and revegetation measures proposed for the site.	Re-seed grass areas affected with indigenous grasses such as Poa fawcettiae and on access tracks a non invasive Chewings Fescue in affected construction areas.
Heritage	
To date, three studies have been done for Kosciuszko alpine resorts:	
• Thredbo Conservation Plan prepared by Clive Lucas, Stapleton and Partners Pty Ltd (July 1997)	N/A
• Perisher Range Resorts Ski Resorts Heritage Study prepared by Peter Freeman Pty Ltd,	N/A

Matthew Higgins and Heritage Management Consultants (June 1998)	
• Charlotte Pass Chalet Conservation Plan prepared by David Hogg Pty Ltd, Ken George Pty Ltd in association with Freeman Collett and Partners Pty Ltd and Matthew Higgins (March 1993).	N/A
A heritage impact statement may be required if your proposal affects a building identified in any of these studies. Please contact us to discuss what will be required. Please note that heritage issues within the Kosciuszko alpine resorts are currently under review by DoP.	N/A
Aboriginal cultural heritage	
If your proposal relates to an area of known or potential Aboriginal heritage and archaeology, include an independent assessment of the impact of your proposal on Aboriginal heritage and archaeology. Check all relevant policies and guidelines that have been adopted for the resort areas.	see attachment for Archaeological Assessment (2005 SEE report – attachment 4) see attachment for Cultural Heritage Management (2005 SEE report – 3.10 page 19)
Energy	
Show how the proposal promotes energy efficiency by examining the following:	
• orientation of the proposal	No changes
• solar access	No changes
• insulation	Refer construction specification.
• natural ventilation	No changes to existing
• heating, cooling and lighting	The most efficient convenient form of heating with be utilised in bedrooms & ensuites. LED lighting if available
• clothes drying	No changes to existing system.
• airlocks	No changes to existing layout.
• water heating.	No changes to existing electric hot water system.
Waste	
Show how the proposal promotes waste minimisation regarding:	
• source waste separation	as per NPWS requirements each season
• proposed recycling collection from commercial, accommodation, restaurant and entertainment premises	as per NPWS requirements each season
• domestic food and organic waste collection and composting	as per NPWS requirements each season
• litter control programs, if any	N/A
• how building waste is re-used, recycled or disposed arrangements for hazardous waste materials.	Waste which is unsuitable for recycling or re-use to be disposed at a licensed landfill site with non-putrescible waste to be disposed of at a designated tip.
Demolition	
Show how the proposal is consistent with the relevant Australian Standard for demolition, if applicable.	• Minor occurrence to comply to relevant Australian Standards

TABLE 2: STATE ENVIRONMENTAL PLANNING POLICY (KOSCIUSZKO NATIONAL PARK—ALPINE RESORTS) 2007

Clause 2 Aim and objectives of Policy	
(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).	
(2) The objectives of this Policy are as follows: (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, (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, (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.	
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,	The proposed internal alterations are predominantly with the existing building and thus no impact on the environment. The proposed addition of ensuites and reconfiguration of bedrooms are consistent with the aims a objective of Clause 2 of the SEPP
(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),	The proposed alterations will not require any mitigation measures for environmental hazards.
(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 alterations to Lampada Lodge will not affect the capacity in any manor, reticulated effluent management system, waste disposal or water supply within the Perisher Resort.
(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 to existing
(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,	This document satisfies this requirement
(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,	Lampada internal alterations will not change the character of the resort
(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,	The proposal involves excavation, see separate GDH Geotechnical Assessment Report - July 2016
(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,	Refer to attached Sediment Control Drawing
(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,	Minor to changes to storm water drainage which will be connected to existing system.
(i) any visual impact of the proposed development, particularly when viewed from the Main Range,	N/A. The majority of the proposed alterations are internal with minor alterations to the existing facade.
(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 alterations are not expected to increase any activities outside the ski season
(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	
(ii) any adverse impact of the development on access to, from or in the alpine resort,	
(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,	N/A
(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,	N/A
(c) to minimise soil erosion and enhance the stability of the banks of watercourses where the banks have been degraded, the watercourses	N/A

have been channelised, pipes have been laid and the like has occurred.	
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 change to existing
(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	No change to existing
(c) has an impact on views from other land, and	No change to existing
(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and	N/A
(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	No change to existing
(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	N/A
(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	No change
(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 change
(d) is adequate for the purposes of fire safety, and	No change
(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and	No change
(f) will facilitate the management of accumulated snow.	No change
(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	Rehabilitate to existing
(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.	Rehabilitate to existing