



STATEMENT OF ENVIRONMENTAL EFFECTS

ALTERATIONS 'ALPINE SUITE', PERISHER VALLEY HOTEL PERISHER VALLEY KOSCIUSZKO NATIONAL PARK



NOVEMBER 2016
Project: 13-16

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This report has been prepared by:

A handwritten signature in black ink, appearing to read 'I. Pasalich', is written over a horizontal line.

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CONTENTS

1.	Introduction	
2.	The Locality and the Site	3
2.1	The Locality	3
2.2	The Site	4
3.	Description of the Development	8
3.1	General Description	8
4.	Environmental Planning Assessment	9
4.1	Section 79C(1)(a)(i) – Environmental Planning Instruments	9
4.2	Section 79C(1)(a)(ii) – Draft Environmental Planning Instruments	12
4.3	Section 79C(1)(a)(iii) – Development Control Plans	12
4.4	Section 79C(1)(a)(iiia) – Planning Agreements	12
4.5	Section 79C(1)(a)(iv) – Regulations	12
4.6	Section 79C(1)(b)– Likely Impacts	13
4.7	Section 79C(1)(c)– Suitability of the Site	13
4.8	Section 79C(1)(d)– Submissions	13
4.9	Section 79C(1)(e)– Public Interest	13
5.	Conclusion	14

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 & Environment (DPE).

The application relates to the 'Alpine Suite' within the Perisher Valley Hotel, located at Lot 208 DP 46288, Perisher Valley within Kosciuszko National Park.

The site comprises the 'Perisher Centre', a mixed use building which incorporates the Perisher Valley Hotel on its upper floors.

Located within the Perisher Valley Hotel, is the 'Alpine Suite', which is now sub-leased from the lessee, Perisher Blue Pty Ltd as part of the sale of the ski resort to Vail Resorts.

The proposal seeks consent to undertake both external and internal alterations to the suite by extending the suite into the existing balcony on the lower level, with a kitchenette and extending the master bedroom into the void on the upper level. The proposal also includes installing two new windows on the eastern elevation of the entry level of the suite, and an additional window on the western elevation at the upper level. The existing external fabric of the enclosed balcony is also proposed to be upgraded with double glazing and additional blockwork.

The proposal will not require any external additions or enlargement of the building's envelope or footprint, with the works contained within the existing building with no 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).

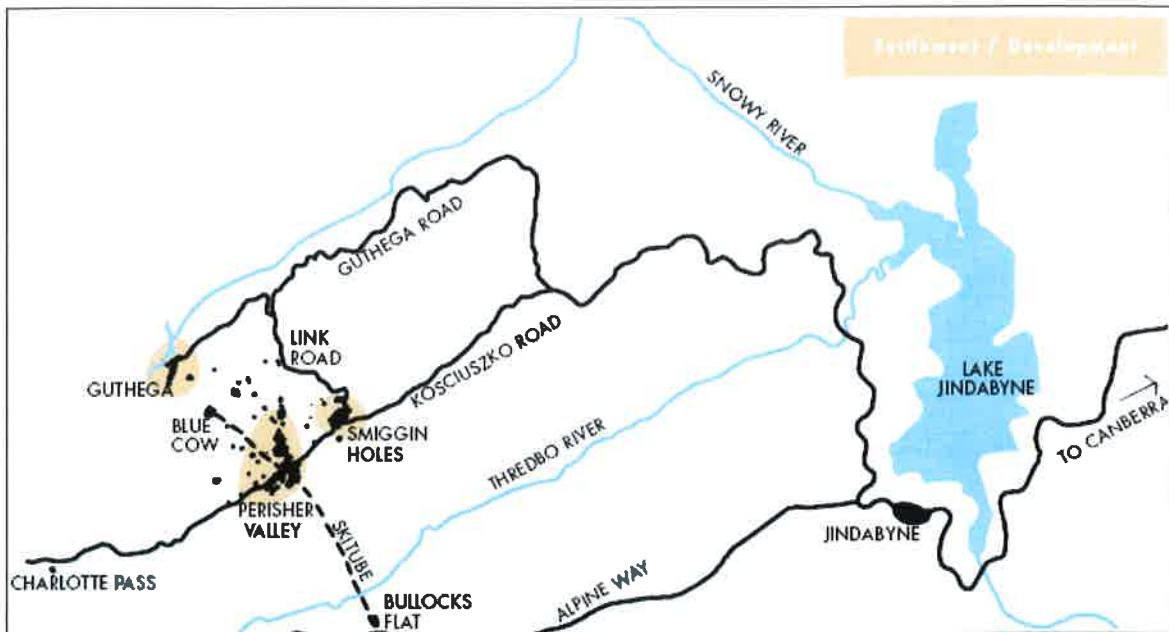
The report has been prepared in accordance with the requirements of Schedule 1 of the Environmental Planning and Assessment Regulations 2000.

2. THE LOCALITY & THE SITE

2.1 The Locality

The subject site is located within Perisher Valley, which forms part of the Perisher Range Resorts. Access to the resort is achieved via Kosciuszko Road.

The location of Perisher Valley is illustrated in context with the regional locality below:



*Figure 1: Location of Perisher Valley in context with the Region
(source: Perisher Range Resorts Master Plan)*

The location of the site in context with the locality is illustrated in Figure 2 below:



Figure 2: Context of the site within the locality

2.2 The Site

The subject site is located at the base of the ski slopes of Front Valley, on the western side of Perisher Creek and the main car park.

The building is a mixed use building, known as the Perisher Centre, which includes the Perisher Valley Hotel on its upper floors.

The Hotel includes the Alpine Suite, a two bedroom suite with two bathrooms over three (3) levels.

The location of the Perisher Centre in context with ski slopes and Perisher Valley is provided in the aerial plan provided in figure 3 and topographic plan in figure 4 below.



Figure 3: Location of the subject site (aerial)

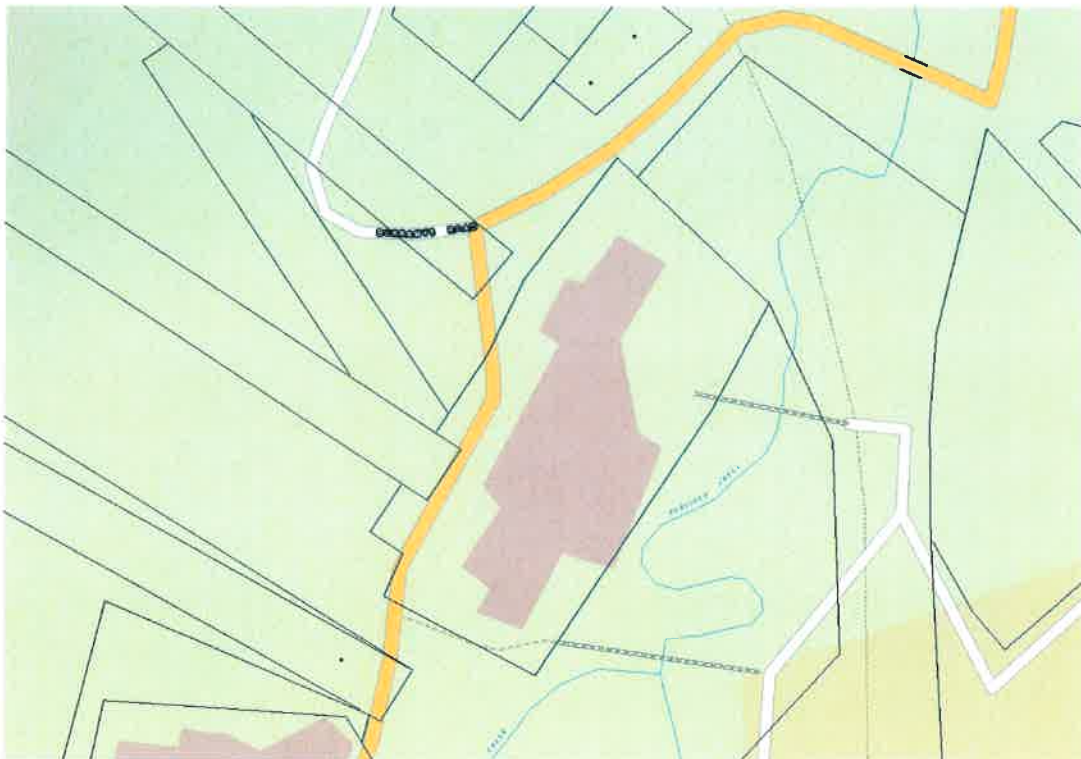


Figure 4: Location of the subject site (topographic)

The following photos of the suite, hotel and location of the proposed works are provided below:



Figure 5: Existing balcony to be converted into a kitchenette



Figure 6: Existing balcony to be converted into a kitchenette



Figure 7: Existing glazing to be upgraded



Figure 8: Curved ceiling to be removed and replaced with new raking ceiling + master bedroom extended into the void



Figure 9: Living area with the kitchenette to extend into the balcony



Figure 10: New window to be installed on eastern side of Bedroom 2



Figure 11: Photo of Perisher Centre in relation to the ski slopes from the west



Figure 12: Photo of the Perisher Centre from the east

3. DESCRIPTION OF THE DEVELOPMENT

3.1 General Description

The proposed development comprises of a range of alterations. The principal alterations include:

- Utilise the existing balcony as a kitchenette as an extension to the living area on the lower level.
- Extend the master bedroom on the upper floor into the current void.
- Replace the curved ceiling above the master bedroom with a raking ceiling.
- Install a new window on the western façade of the building for the master bedroom.
- Install two new windows on the eastern façade of the building, one for the existing bathroom and one for Bedroom 2.
- Upgrade the balcony glazing and blockwork.

The proposed external materials and windows have been designed to match and integrate with the existing building.

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 the Perisher Range Resorts specifies that 'Tourist accommodation' is permitted with consent. The proposed alterations are for an existing hotel used for tourist accommodation and 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,	<p><i>The proposed alterations are contained within the existing building and will therefore have no impact upon existing natural environment.</i></p> <p><i>The proposed alterations are considered to result in a development that is consistent with the aims and objectives set out in clause 2 of the SEPP.</i></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><i>The proposed alterations do not require any mitigation measures for environmental hazards.</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 do not increase the bed capacity of the hotel so it will not affect the capacity of the existing transport, reticulated effluent management system, waste disposal facilities or existing water supply within the Village.</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.</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 proposed alterations are contained within the existing building footprint.</i></p> <p><i>With no earthworks or excavations proposed, no Geotechnical Risk assessment is required.</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>Not applicable.</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>The external alterations comprising of new windows will match existing and are not expected to generate any detrimental visual impacts.</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>(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>The Perisher Range Resorts Master Plan applies to the resort and site. The subject site is located within the Perisher Valley Central Precinct.</i></p> <p><i>The proposal will have no impact in relation to the permitted land uses, location, setbacks, building envelope, building height, style, roof form, public spaces, micro climate, carparking, landscaping, advertising and signage, integration and staging or environmental performance controls specified in Schedule 3: Development Guidelines and Controls for the Perisher Valley Precinct.</i></p> <p><i>With regard to floor area, the balcony is already enclosed, however if this was not included in floor area, then the kitchenette on the lower level would increase the floor area by 9m² and the master bedroom by 5m².</i></p> <p><i>With an assumed four (4) beds within the suite, the maximum floor space permitted is 100m².</i></p> <p><i>The suite, when completed will be approximately 95m².</i></p> <p><i>With regard to building materials, finishes and colours, the new external components have been designed to match and integrate with the existing building.</i></p> <p><i>The Perisher Ski Slope Master Plan only applies to the ski resort and not the subject site.</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>Not applicable. The proposed alterations do not require any earthworks or excavations, with the only external alterations comprising of new windows and an upgraded glazing facade to the kitchenette.</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>Not applicable.</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><i>Not applicable.</i></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>Not applicable.</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>	

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 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.

4.6 SECTION 79C(1)(b) – LIKELY IMPACTS

Natural Environment:

The proposed alterations are contained within the existing building and will therefore have no impact on the natural environment.

Built Environment:

The proposed 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 alterations will generally improve the amenity and functionality of the suite, allowing it to be updated through the use of the underutilised balcony and larger master bedroom.

The proposed alterations will result in the suite being improved, providing greater amenity to the guests of the suite. The alterations will result in a positive economic impact with a number of short term construction jobs being generated while the alterations are being undertaken.

4.7 SECTION 79C(1)(c) – SUITABILITY OF THE SITE

The subject site is considered suitable to accommodate the proposed alterations.

4.8 SECTION 79C(1)(d) – SUBMISSIONS

The consent authority is not required to notify the DA, given that no other lessees could be impacted by the proposed works, other than the lessee granting owners consent.

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

The proposed alterations are considered to be within the interest of the public, as they will result in an improvement to an existing lodge, without generating any negative impacts on the environment.

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 proposed development has been found to be consistent with the above legislation and Environmental Planning Instrument, as detailed in the above report.

The proposed alterations are considered to enhance the guests' amenity and use of the suite without generating any negative environmental or social impacts and on balance are considered appropriate.

APPENDIX A

SITE ENVIRONMENTAL MANAGEMENT PLAN

APPENDIX A SITE ENVIRONMENTAL MANAGEMENT PLAN Alpine Suite, Perisher Valley Hotel

1. Introduction

As detailed in the Statement of Environmental Effects, the proposed alterations are wholly located within the building footprint.

Therefore the works do not involve excavations or earthworks and therefore there is no requirement for erosion and sediment controls.

The following plan has been provided to identify the appropriate location for construction vehicle parking, building access and material storage to assist in minimising any impacts arising from the construction works.

The construction parking and access provisions have been developed in consultation with the lessee, Perisher Blue Pty Ltd, prior to DA lodgement.

2. Access & Vehicle Parking

Access to the site will be achieved via Burrarmy's Road at the eastern side of the Perisher Centre, then onto the summer access road in front.

Vehicle access for Perisher operations is to be maintained as shown below in figure 1.

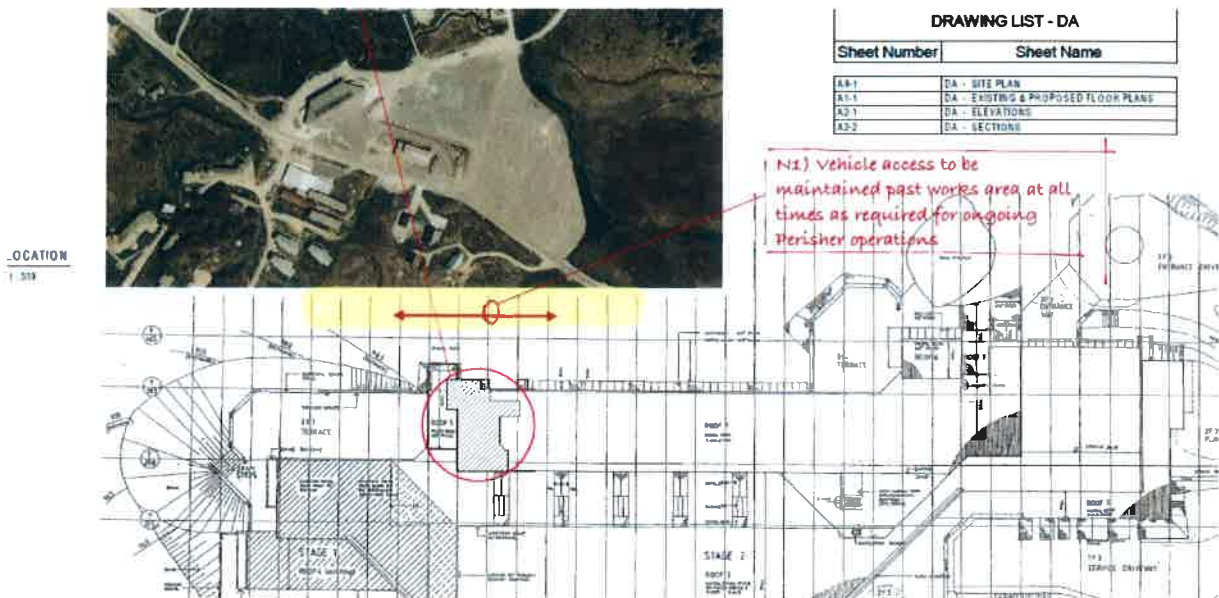


Figure 1: Construction vehicle parking exclusion area

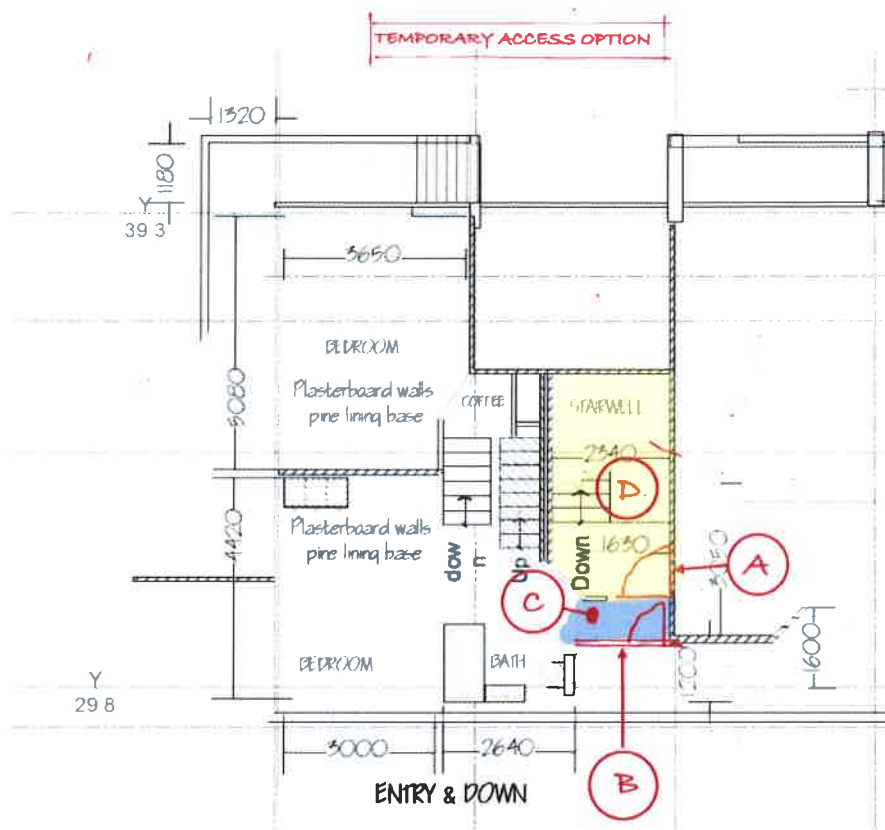
Construction vehicles should therefore park outside of these areas, preferable in the area shown below



Figure 2: Construction vehicle parking

Construction access into the building is also to be managed as outlined in the advice provided by the lessee:

Details of proposed construction site access to be provided via external Scaffolding access provision as required to be provided by the nominated builder, Note internal access from within the Perisher Valley hotel will not be permitted. Temporary / limited access may be permitted via the adjacent fire stairs as per the attached Sketch "Construction site Access 01 RevA" (provided below) upon formal application to and approval from Perisher Blue Pty Ltd'.



- Notes**
- A= Existing Fire Stair door not to be chocked open / to be closed at all times and opened only for temp access to work area, Fire alarm to be isolated as required to permit use and re activated at the end of every work day
 - B= Temporary wall with hotel side exit door provision providing emergency egress from hotel side to fire stair
 - C= Hotel Foyer / hall carpet and walls to be fully protected with Masonite and plastic sheeting as required for protection during workes, all damaged to wall and floor provisions shall be made good at completion of workes to the satisfaction of Perisher Blue p/l
 - D= full fire stair access provision to be maintained - all damage to stair well to be made good at completion of workes to the satisfaction of Perisher Blue p/l

3. Material Storage

Material storage for the construction workes can be placed within the area identified below in figure 3 below.



Figure 3: Suitable Material Storage Area

4. Waste Management

To ensure that waste is managed, the following controls and measures are to be adhered to:

- All litter generated on site is to be disposed of in appropriate bin provided on site and disposed at Jindabyne tip.
- All employees shall be informed of the need to maintain a clean worksite.
- Site generated waste including garbage, concrete and excess materials shall be collected within the waste bin and removed from the site to landfill located in Jindabyne.
- All loads of rubbish removed shall be securely covered to ensure no spillage.
- To the furthest extent possible efforts shall be made to reduce, reuse and recycle materials used onsite.
- The worksite shall be left in a tidy and rubbish free state upon completion of the Project.

5. Noise and vibration pollution

The intended hours of operation is from 7am to 5pm Monday to Friday, 8am – 5pm on Saturday with no work on Sundays or Public Holidays from October through to May of each year. No construction is to take place from June through to September.

Noise pollution is not expected to be an issue from the construction of the proposed works.

6. Air pollution

The construction of the proposed development is not expected to create any unnecessary air pollution.

7. Fuels and Chemicals

The proposed development will not require the storage of fuels or chemicals on site.

8. Emergency Procedures

In case of an emergency, the following key emergency response contacts are provided below:

Key Emergency Response Contacts

Organisation	Emergency Phone	Non Emergency Phone
NSW Police	000	Jindabyne: 6456 2244
NSW Fire and Rescue	000	Perisher: 6457 5037 Jindabyne: 6456 2476
NSW Ambulance	000	Perisher: 131 233
Medical Centres	Perisher (Winter Only): 6457 5266 Jindabyne: 6457 1221	
National Parks and Wildlife Service (NPWS)/OEH	1800 629 104	Perisher: 6457 4444 Jindabyne 6450 5555
Roads and Maritime Services	Traffic incidents & road conditions: 131 700 Road closures and special events: 132 701	
Environment Protection Authority Environment Line	131 555	
NRMA Road Service	Jindabyne: 6456 1159	