



STATEMENT OF ENVIRONMENTAL EFFECTS

Prepared for Judy Lenne 23/11/2016

SITE ADDRESS: UNIT 05 – GRANITE PEAKS. 7 SUMMIT WAY, THREDBO VILLAGE

DESCRIPTION OF DEVELOPMENT: Propose the addition of a formal entry structure, and seeking approval for remedial works against garage wall.

PURPOSE OF DEVELOPMENT: The existing design restricts owners from accessing the dwelling via the garage. Currently they park their vehicle internally, then walk outside to access the house entry point. This proposed design provides internal access via the garage level, whilst still allowing guest entry via a more visible front door location. Presently the front door location is difficult to locate for guests.

Also, currently there is rising damp in the garage. The owners proposed to dig away soil against this wall, dry out, waterproof and re-establish the soil back to existing conditions.

HISTORY OF THE SITE: The site is presently apart of the Kosciusko Thredbo leasehold. Site specifically this site is designed within a multiunit complex within the Thredbo Village, Woodridge zone.

SITE SUITABILITY: A recent development approval for the same scope of works has occurred on a neighbouring unit within this multi-dwelling complex. The proposal is minor in nature and the proposed works are not located far from the existing entry. Minor footing excavations will occur and the site is considered suitable for the proposed activates. There are no major environmental impacts as a result of this proposed development. Please refer to the accompanying Geotechnical Report for further comment.

PRESENT + PREVIOUS USES:

The site is presently a tourist accommodation unit.

The site was previously National Parkland.

The adjoining sites are all multi-level, tourist accommodation dwellings.

No known contaminating activities are presently occurring on either neighbouring sites, or the subject site.

Please refer to accompanying Geotechnical Report for further soil classification information.

OPERATIONAL DETAILS:

The tourism business is managed through Kosciusko Thredbo.

No staff will be accommodated onsite.

No plant or machinery is directly proposed as a part of this business operation.

CHANGE OF USE:

No change of use is proposed for this development.

SNOW DEPOSITION:

Snow will be deposited in correlation with the existing conditions. Proposed roof slopes are pitched in the same direction as existing roofs. Entry doorways will open inwards for ease of access, and a drainage trench will be installed along the proposed external rock wall to direct moisture away from the building down towards the gravel carpark.

ENGINEERING DETAILS:

An engineer has been consulted and some footing and foundation activity will occur; slab on ground.

KT have also provided advice on existing underground services. The proposed design has been designed around these assets.

BUILDING CLASSIFICATION:

The property is Class 1B and requires an Annual Fire Safety Certificate. All construction should comply with BAL-40 techniques. No changes to the internal party wall are proposed under this development application.

SOCIAL + ECONOMICAL IMPACT:

The proposal does not significantly increase or reduce the number of people on the site.

The proposal does not impact a particular social group.

The proposal does not impact employment opportunities, does not increase demand for community facilities, create areas of insecurity or risk to occupants, or impact public safety.

ACCESS + TRAFFIC:

Greater amenity for pedestrians is provided via the proposed design; they have a shorter distance to walk externally by arriving at the front entry sooner.

People with disabilities have greater opportunity to access the main entry.

Existing bike racks are located within the garage.

No changes to bus services.

No impact on existing parking facilities.

No conflicts are created between vehicles, pedestrians and cyclists.

PRIVACY, VIEWS + OVERSHADOWING:

No habitable rooms will be affected through this proposal.

Proposed windows do not look directly into neighbours private open spaces or habitable rooms.

No glare events will occur due to the solar path moving away from the proposed extension.

AIR + NOISE:

The proposal will not cause, or be affected by air or noise emissions.

SOIL, WATER + WASTEWATER:

Stormwater will be directed parallel to the proposed walls and down towards the existing gravel car parking area.

ABORIGINAL + HERITAGE:

The proposal is not a listed heritage register item.

DEMOLITION:

Some demolition will occur (existing entry stair structure and rockwork) and will be carried out in accordance with the Australian Standards.