

## STATEMENT OF ENVIRONMENTAL EFFECTS

*Prepared for Judy Lenne 23/11/2016      Revision 02 14/08/2017*

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### **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 is presently owned by National Parkland, and sub-leased within the Thredbo Resort Management Unit of Kosciuszko National Park zoned for resort development including holiday development.

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 construction techniques as outlined in the Australian Standard. 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 guests is provided via the proposed design; they have a shorter distance to walk externally by arriving at the front entry sooner.

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.



**STATE ENVIRONMENTAL PLANNING POLICY (KOSCIUSZKO NATIONAL PARK—ALPINE RESORTS) 2007**

<b>Clause 2 Aim and objectives of Policy</b>	
(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.	
<b>Clause 14 Matters to be considered by consent authority</b>	
(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,	
(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),	<b>The proposed works are minor in nature and have been reviews by the RFS as acceptable. Recommendations have also been made by a qualified Geotech. No flooding is predicted for this site. Minimal site clearing will occur.</b>
(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:	
(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine	<b>Refer to the submitted SEE for further explanation. No changes to the existing</b>

resorts to accommodate the development,	transport system will occur as a result of this 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,	Refer to the submitted SEE for further explanation. No changes will occur to the existing effluent system as a result of this development.
(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,	Refer to the submitted SEE for further explanation. No changes will occur to the existing waste facilities as a result of this development.
(iv) the capacity of any existing water supply to cater for peak loads generated by the development,	Refer to the submitted SEE for further explanation. No changes will occur to the existing water supply as a result of this development.
(d) any statement of environmental effects required to accompany the development application for the development,	
(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,	It is the view of the author that the proposed development will not significantly alter the character of the alpine resort.
(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,	Please refer to submitted Geotechnical Report by J K Geotechnics dated 24 Nov 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,	Sedimentation and erosion control measures will be carried out during the construction phase.
(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,	Refer to the submitted SEE for further explanation. No changes will occur to the existing water supply as a result of this development.
(i) any visual impact of the proposed development, particularly when viewed from the Main Range,	The proposed development will not be viewed from the Main Range. The proposed development is consistent with the existing building design.
(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 development is minor in nature and will not significantly increase activities outside of 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:	The development does not involve the installation of ski lifting facilities.
(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 <b>long term management goals</b> 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>Riparian Land and corridors do not need to be considered for this proposal. The site is not located within a 150m distance of any Riparian Lands.</b>
(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.	
<b>15 Additional matters to be considered for buildings</b>	
<b>(1) Building height</b> 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	<b>Privacy of the other land will not be affected as a result of this development.</b>
(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	<b>Solar access of the public land will not be affected as a result of this development. Public land does not adjoin the project site boundaries.</b>
(c) has an impact on views from other land, and	<b>Impact of view from the other land will not be affected as a result of this development. The roof height is set below the existing roof line.</b>
(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and	<b>The building is not located within the Alpine Way site lines. The visual impact from Alpine Way will not be affected through this development.</b>
(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	<b>N.A.</b>
(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	<b>N.A.</b>
(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.	<b>N.A.</b>
<b>(2) Building setback</b> 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	<b>N.A.</b>
(b) assists in achieving high quality landscaping between the building and other buildings, and	<b>The existing landscaping conditions will be retained as a result of this development.</b>
(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and	<b>The site is not located within the public domain.</b>
(d) is adequate for the purposes of fire safety, and	<b>The proposed development will consider fire safety in detail at the CC phase.</b>
(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and	<b>The proposed development aids the site access for pedestrians by upgrading the existing stair structure to the front door to now be covered.</b>
(f) will facilitate the management of accumulated snow.	<b>The proposed development is designed with the roof sloping away from the front door to direct snow to the side elevations.</b>
<b>(3) Landscaped area</b> 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 maximize its natural visual amenity, for the benefit of visitors and natural ecosystems, and	<b>The proposed development will not significantly affect the unique alpine environment as it is a small proposal upgrading existing entrance stair conditions only.</b>
(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and	<b>The proposed development is not near any commercial uses. The proposed development does not affect any commercial uses.</b>
(c) to limit the apparent mass and bulk of the building, and	<b>The proposed development is complimentary to the existing building design.</b>
(d) as an amenity protection buffer between the proposed building and other buildings, and	<b>The proposed development retains the protection buffer between buildings as the proposed works are merely upgrading existing conditions.</b>
(e) as a means of reducing run-off, and	<b>The proposed development will direct run off into the existing stormwater system.</b>
(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.	<b>The proposed development will replenish the surrounding landscape to existing conditions at construction completion.</b>