

# STATEMENT OF ENVIRONMENTAL EFFECTS

## ADDITIONS AND ALTERATIONS SKI CLUB OF AUSTRALIA BUCKWONG PLACE, THREDBO ALPINE RESORT



**AUGUST 2017**

**Project: 36-17**

**Dabyne Planning Pty Ltd**

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

# STATEMENT OF ENVIRONMENTAL EFFECTS

---

## ADDITIONS AND ALTERATIONS SKI CLUB OF AUSTRALIA BUCKWONG PLACE, THREDBO ALPINE RESORT

This report has been prepared by:

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

---

Ivan Pasalich  
**Principal**  
Dabyne Planning Pty Ltd

**AUGUST 2017**  
**Project: 36-17**

# CONTENTS

<b>1</b>	<b>Introduction</b>	<b>2</b>
<b>2</b>	<b>The Site and Locality</b>	<b>4</b>
2.1	Locality	4
2.2	The Site	4
<b>3</b>	<b>Description of the Development</b>	<b>7</b>
3.1	General Description	7
<b>4</b>	<b>Environmental Planning Assessment</b>	<b>12</b>
4.1	Section 79C(1)(a)(i) – Environmental Planning Instruments	12
4.2	Section 79C(1)(a)(ii) – Draft Environmental Planning Instruments	16
4.3	Section 79C(1)(a)(iii) – Development Control Plans	16
4.4	Section 79C(1)(a)(iiiia) – Planning Agreements	17
4.5	Section 79C(1)(a)(iv) – Regulations	17
4.6	Section 79C(1)(b) – Likely Impacts	17
4.7	Section 79C(1)(c) – Suitability of the Site	17
4.8	Section 79C(1)(d) – Submissions	18
4.9	Section 79C(1)(e) – Public Interest	19
<b>5</b>	<b>Conclusion</b>	<b>19</b>
	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 Ski Club of Australia, located on the corner of Buckwong Place and Diggings Terrace, Thredbo. The property is legally described as Lot 745 DP 1119757.

The site comprises an existing three storey lodge with a maximum accommodation capacity of forty-two (42) beds.

The proposal seeks consent to undertake additions and alterations to improve the amenity of the lodge by creating a larger living area with improved views of the ski slopes and reconfigured deck. This will result in the lodge being increased in size, with the additions concentrated at the front north-east corner and overall improvement to the building.

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).

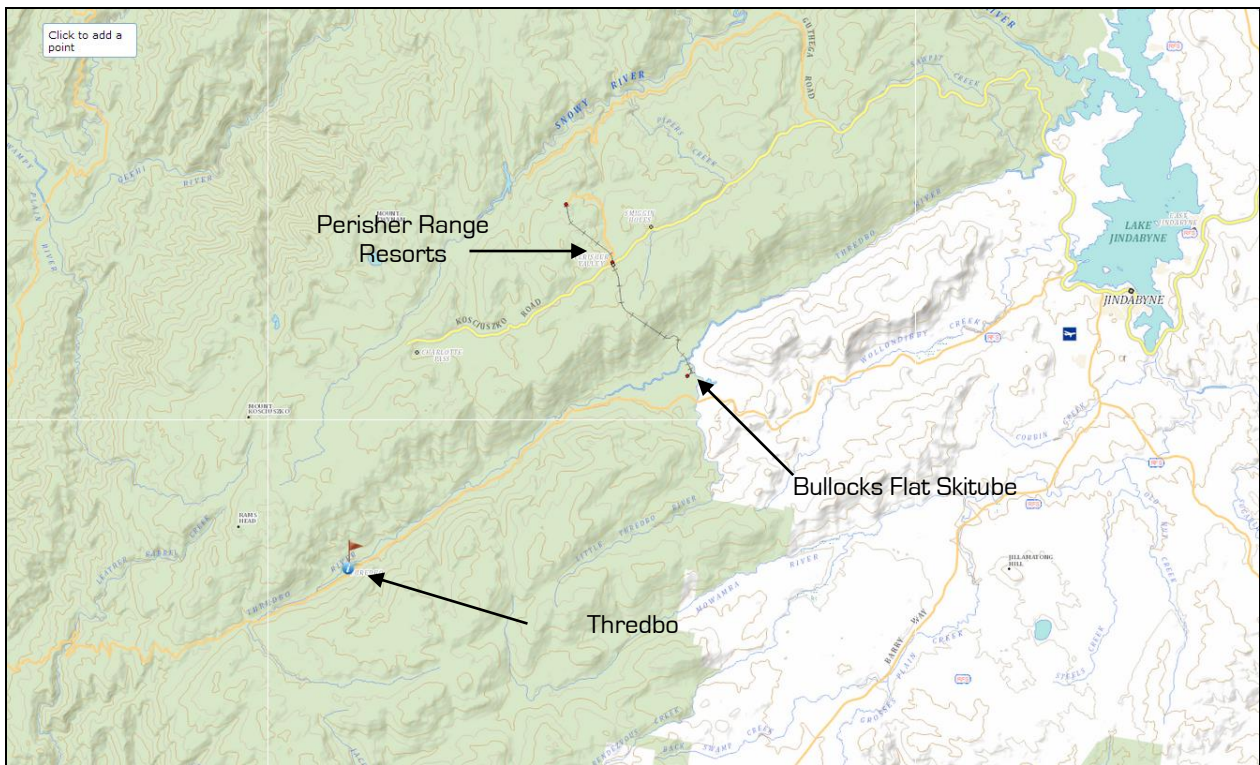
The report has been prepared in accordance with the requirements of Schedule 1 of the Environmental Planning and Assessment Regulations 2000.

## 2. THE LOCALITY & THE SITE

### 2.1 The Locality

The subject site is located within the Thredbo Alpine Resort, approximately 30kms from Jindabyne. Access to the resort is achieved via the Alpine Way.

The location of Thredbo 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 known as the Ski Club of Australia, located at 1 Buckwong Place, Thredbo Village. The property is legally described as Lot 754 DP 1119757.

The building is located adjacent to Athol Lodge and Ramshead Ski Club.

The existing property is licensed to contain a maximum of forty-two (42) beds for the purpose of tourist accommodation. The property is directly accessible from Buckwong Place.

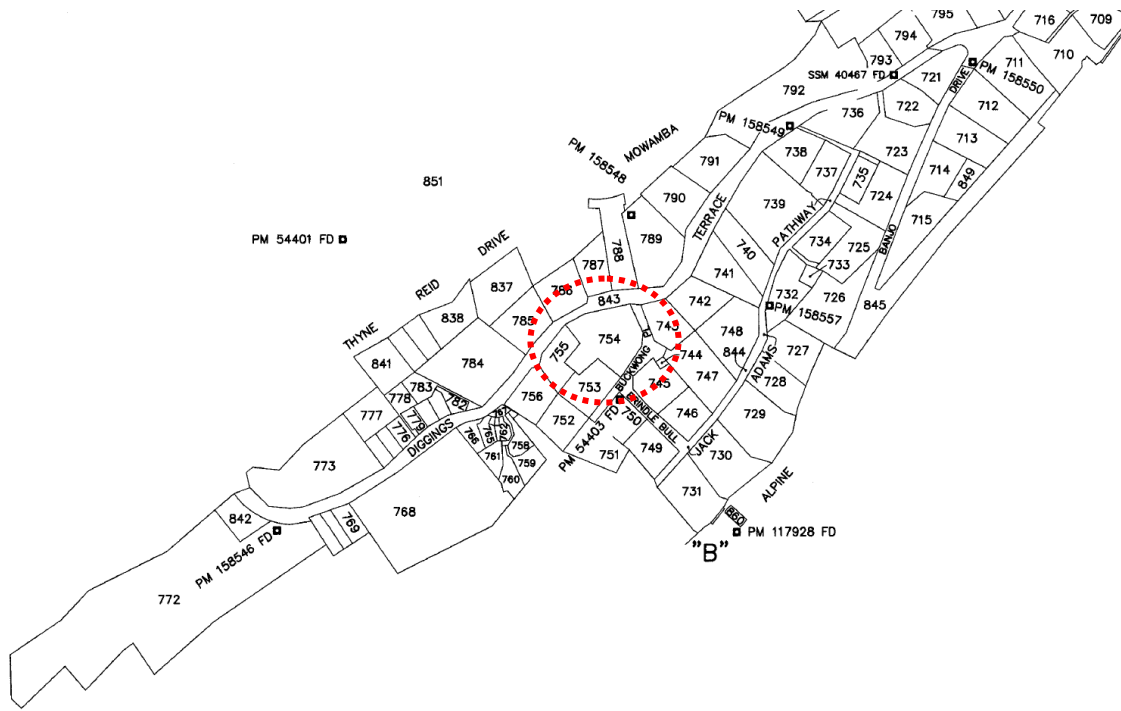
The site is identified in figures 3-5 below:



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



*Figure 4 Aerial view of the subject site*



*Figure 5: Location of the subject site in relation to the adjoining sub-lessees*



### 3. DESCRIPTION OF THE DEVELOPMENT

#### 3.1 General Description

The proposed development includes the following additions and alterations:

- extend living room to the north-east and install new gable roof to match southern gable roof profile
- remove north-eastern side deck
- extend existing deck to the north and replace rotting decking boards with new tallowwood decking
- new timber column to support extended deck
- replace existing balustrade with BCA compliant handrail and vertical balustrade,
- install new double glazed aluminium framed sliding doors to match existing widow profile
- relocate the fire place to the north western wall

The extension to the common area of the lodge will improve the amenity of the lodge for members and guests by creating a larger area for socialising and relaxing. The addition of the gable roof with windows to full height on the north western elevation will maximise the views of the ski slopes and improve solar penetration. All materials used will match existing materials.

The overall floor area of the building is proposed to be increased by 20m<sup>2</sup>. The overall deck area will be reduced because 9m<sup>2</sup> of deck will be removed from the north-western side and 4m<sup>2</sup> added to the northern side.

The building extension will be approximately 3.15 metres from the boundary and the extended deck will be approximately 2.2m from the northern boundary when complete.

The works will have minimal impact on native vegetation as there is no vegetation required to be removed.

Selected photos of the site are provided below:



*Figure 6: Photo of the entrance of the lodge - the proposed development will not be visible from this elevation*



*Figure 7: Photo of the north eastern elevation showing deck to be removed and wall to be extended*



*Figure 8: Photo of the northern elevation showing area of proposed development*



*Figure 9: Photo showing side deck which will be removed – living area will be extended into this space*



*Figure 10: Photo showing previously disturbed area to be developed*



*Figure 11: Photo showing recent plantings which will not be impacted by the proposed development*

*Figure 12: Photo showing the living room which is to be enlarged and will benefit from increased natural light and solar penetration*



## 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 additions and alterations of the existing lodge are for the purposes of tourist accommodation and is 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,	<i>The proposed additions and alterations have been designed to ensure impacts on the natural and built environment are minimal. The upgrade of the building is considered to result in a development that is consistent with the aims and objectives set out in clause 2 of the SEPP.</i>
(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),	<i>The proposed additions and alterations do not require any mitigation measures for environmental hazards.</i>

<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> <p>(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development,</p> <p>(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,</p> <p>(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,</p> <p>(iv) the capacity of any existing water supply to cater for peak loads generated by the development,</p>	<p><i>The proposed development will result in a small increase of floor area, however the total number of beds permitted on the site (42) will not be increased.</i></p> <p><i>This will ensure that the existing transport, reticulated effluent management, waste disposal and water supply infrastructure will not be required to be upgraded or expanded.</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 additions and alterations will not alter the character of the resort and have been designed to enhance the overall amenity of the building.</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 subject site is located within the 'G' line. A Form 4 Certificate has been prepared and will be submitted with the DA.</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 proposed additions and alterations will require minor earthworks for the support posts, which will be appropriately controlled through the measures identified in the Site Environmental Management Plan provided in Appendix A.</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>The proposed additions and alterations will include installing stormwater drainage associated with the new roof lines, connected into the existing system.</i></p>
<p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range,</p>	<p><i>The proposed additions and alterations have been designed to be compatible with the existing building and surrounding built form with no additional visual impacts generated.</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 additions and 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>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 development is not located within a riparian corridor, with the Thredbo River being located more than 120m to the north.</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>	



(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.	
(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.	

**Clause 15 – Additional matters to be considered for buildings**

Matter for Consideration	Response
<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	<i>The additions including the front deck are well setback from adjacent buildings, with open space located to the north (front) and eastern side where the building fronts Diggings Terrace. Impacts on privacy as a result of the additions are therefore expected to be negligible.</i>
(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	
(c) has an impact on views from other land, and	
(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and	
(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	<i>The additions do not result in an increase in building height.</i>  <i>The building is not visible from the Alpine Way.</i>
(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	<i>Not applicable.</i>
(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.	<i>Not applicable.</i>
<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	<i>The setback is to a boundary that is adjacent to a road, not another property.</i>  <i>The extension is not perpendicular to the boundary which allows for existing landscaping</i>
(b) assists in achieving high quality landscaping between the building and other buildings, and	

(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and	<i>and planting to be maintained.</i>
(d) is adequate for the purposes of fire safety, and	<i>The development will have no impact on the view corridors in the public domain.</i>
(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and	<i>The deck will be predominantly cantilevered, minimising impact on the boundary at ground level and not causing any impact on pedestrians.</i>
(f) will facilitate the management of accumulated snow.	<i>These setbacks will allow for the majority of the existing established landscaping to be maintained, adequate space for snow accumulation, with adequate and compliant setbacks for fire safety and no impacts on pedestrian movement or the ability to connect to existing services or maintain the building.</i>
<p><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:</p>	
(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	<i>The proposed additions and alterations to the existing building will not require the removal of any native vegetation with the existing landscaping retained.</i>
(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and	
(c) to limit the apparent mass and bulk of the building, and	
(d) as an amenity protection buffer between the proposed building and other buildings, and	
(e) as a means of reducing run-off, and	
(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.	

**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)(iia) – 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:**

Impacts on the natural environment have been minimised by the siting and design of the additions to predominantly highly disturbed areas comprises of lawn or impervious surfaces. There are no impacts to native vegetation as a result of the additions.

Overall, the majority of the landscaping on the site will be maintained and impacts on the natural environment minimised.

##### **Built Environment:**

The proposed additions and alterations have been designed to integrate with the existing building. The impacts on the built environment will be largely minimal and the update of the building overall considered positive.

##### **Social and Economic impacts in the locality:**

The proposed additions and alterations have been designed to minimise any amenity impacts on the neighbouring properties and are not expected to generate any negative social or economic issues, while providing greater amenity to the guests of the building through the more spacious common area and maximisation of alpine views and solar penetration.

The proposed works will result in the building being improved, updated and maintained with the investment in the building 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 consent authority may choose to notify surrounding sub-lessees, and any submission made will be required to be appropriately considered.

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

The proposed additions and alterations are considered to be within the interest of the public, as they will result in an improvement to the building in regard to overall amenity and its functionality, whilst limiting impacts on the natural environment.

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 additions and alterations have been designed to update the building by improving the amenity of the lodge with larger living areas, improved views and increased solar penetration to the common areas of the lodge.

The additions and alterations have been designed to be located over disturbed land, with no impact on native vegetation.

Overall, the proposal will result in a development that appropriately responds to the site, its locality and the character of the immediate and surrounding area and will ultimately result in an improvement to the lodge without generating any negative environmental or social impacts.

# APPENDIX A

## SITE ENVIRONMENTAL MANAGEMENT PLAN

# APPENDIX A

## SITE ENVIRONMENTAL MANAGEMENT PLAN

### Ski Club of Australia, Thredbo

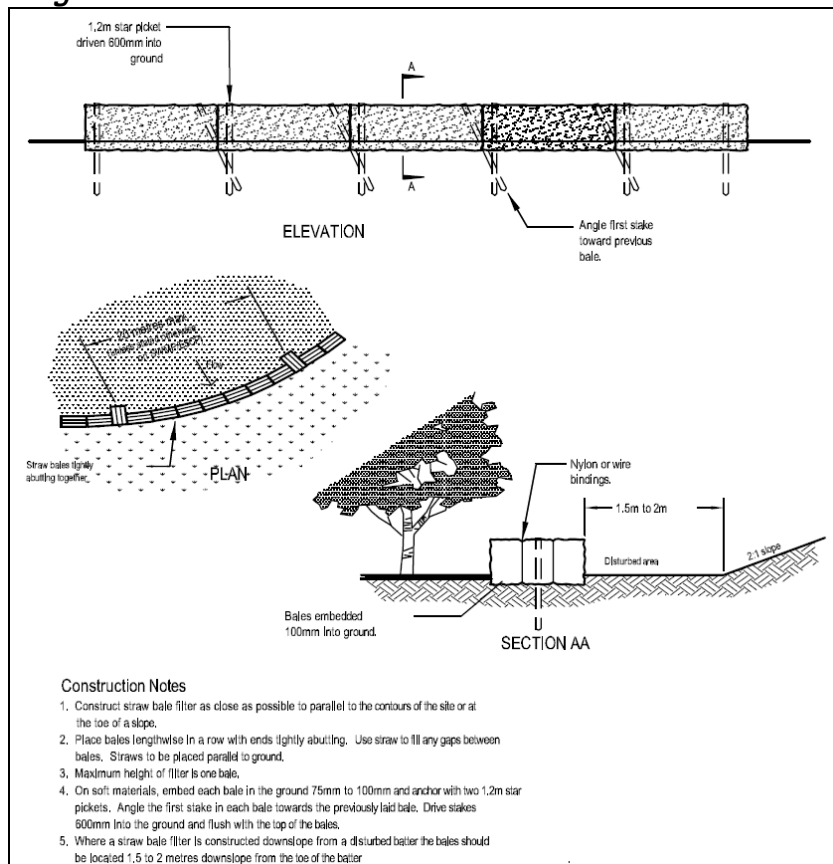
## 1. Introduction

The following plan has been provided to identify the appropriate sediment controls, location for construction vehicles &, material storage.

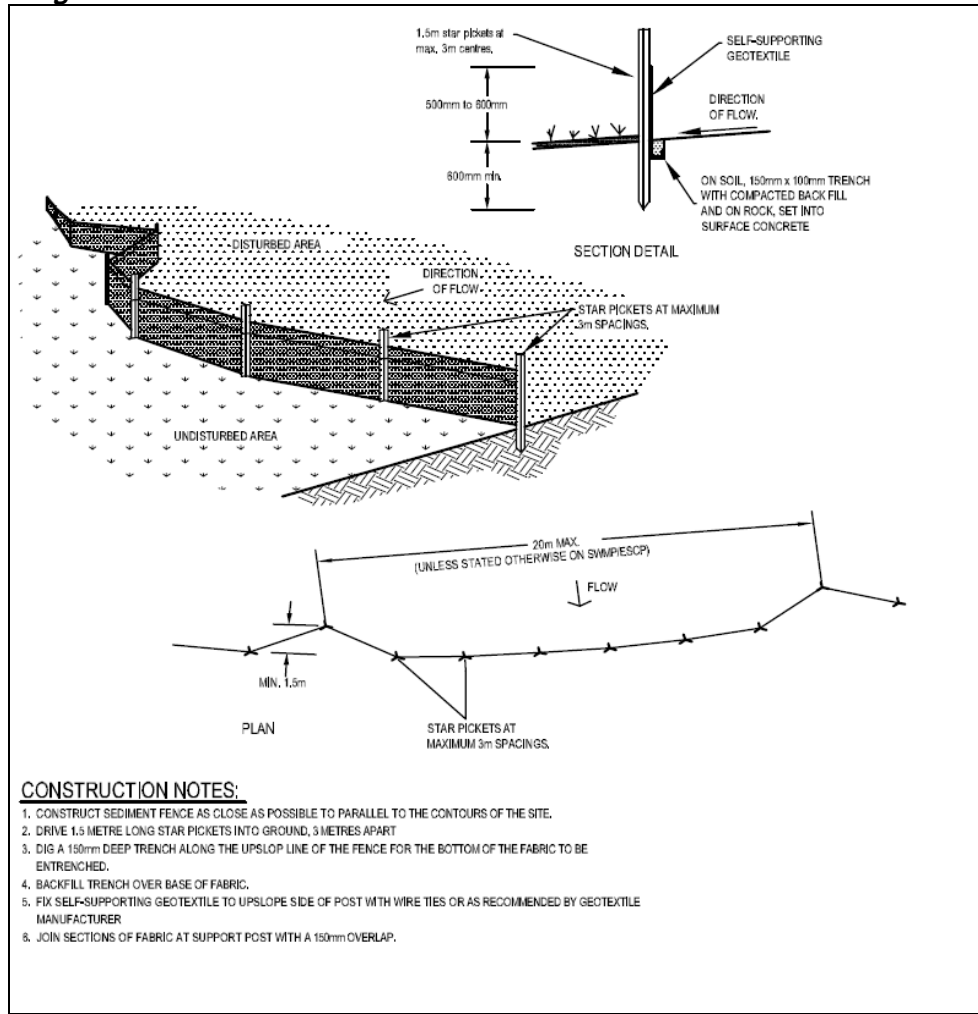
Appropriate environmental management controls will be required to manage soil and surface water during the construction of the development. Temporary controls will include either a straw bale filter, installed as illustrated Diagram A or a sediment fence in accordance with Diagram B below.

## 2. Erosion and Sediment Control Management

**Diagram A: Standard Straw Bale Filter Installation**



**Diagram B: Standard Sediment Fence Installation**



### 3. Access & Vehicle Parking

Access to the site will be achieved via Buckwong Place with the existing parking spaces available to accommodate the construction vehicles, as shown below in figure 1.





*Figure 1: Parking area for construction vehicles*

#### **4. Material Storage**

Material storage for the development can be placed within part of the existing car park at the front of the building, as shown in figure 2 below.



*Figure 2: Material Storage Location*

## **5. Concrete Truck Washing**

A bunded area for washing out concrete trucks is available at the Thredbo tip site.

## **6. 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 Thredbo 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.

## **7. Construction hours**

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.

## **8. Air pollution**

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

## **9. Fuels and Chemicals**

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

## **10. Emergency Procedures**

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

**Key Emergency Response Contacts**

<b>Organisation</b>	<b>Emergency Phone</b>	<b>Non Emergency Phone</b>
NSW Police	000	Jindabyne: 6456 2244
NSW Fire Brigade	000	Jindabyne: 6456 2476
NSW Ambulance	000	
Medical Centres	Thredbo: Jindabyne: 6457 1221	
National Parks and Wildlife Service (NPWS)	1800 629 104	Jindabyne 6450 5555
Roads and Traffic Authority	Traffic incidents & road conditions: 131 700 Road closures and special events: 132 701	
Environment Protection Authority Environment Line	131 555	