

**S3233 BULLOCKS FLAT TERMINAL: ASSESSMENT OF THE PROPOSAL AGAINST THE STATE ENVIRONMENTAL PLANNING POLICY (KOSCIUSZKO NATIONAL PARK—ALPINE RESORTS) 2007**

<b>Clause 2 Aim and objectives of Policy</b>	
<p>(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).</p>	<p>Optus have applied a precautionary approach to the site design and selection process, it is not anticipated that the proposal will impact upon the conservation and restoration of ecological processes, natural systems or biodiversity on the land.</p>
<p>(2) The objectives of this Policy are as follows:</p> <p>(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,</p> <p>(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,</p> <p>(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.</p>	<p>Telecommunications are an essential service and improved mobile coverage and services in the area will ultimately have positive economic and social impacts, including greater connectivity to emergency services. This proposal will ensure that Optus customers have access to reliable mobile services via the Optus mobile network.</p> <p>As the equipment is being installed within the existing building envelope, it will not result in any adverse environmental, social or economic impacts on the natural or cultural environment of the land.</p> <p>The proposed facility has been sited and designed to ensure that there are no impacts on the ability to facilitate the carrying out of ecologically sustainable ski resort development in Kosciuszko National Park.</p> <p>The proposed facility is contained within the existing building envelope and will not result in any community exposure to environmental hazards, geotechnical hazards, bushfire or flooding. The proposal will provide additional network support during the event of an emergency. The proposal is compliant with the ARPANSA Radiation Protection Standard.</p>
<b>Clause 14 Matters to be considered by consent authority</b>	
<p>(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:</p>	
<p>(a) the aim and objectives of this Policy, as set out in clause 2,</p>	<p>The proposal is deemed to be compliant with the aims and objectives of the policy, as set out in clause 2.</p>
<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>	<p>As the proposed development is contained within the existing building envelope, it is not anticipated that the works will result in any environmental impacts or result in any environmental hazards.</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>	<p>The nature and scale of the development is considered to be appropriate, as discussed below:</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,	Not applicable to this proposal.
(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,	Not applicable to this proposal.
(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,	Not applicable to this proposal.
(iv) the capacity of any existing water supply to cater for peak loads generated by the development,	Not applicable to this proposal.
(d) any statement of environmental effects required to accompany the development application for the development,	A statement of environmental effects has been provided with this application.
(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,	The proposal will not significantly alter the character of the alpine resort as the proposed works are contained within the existing building envelope and will have a negligible environmental and visual impact.
(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,	Not applicable to this proposal.
(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,	Not applicable to this proposal.
(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,	Not applicable to this proposal.
(i) any visual impact of the proposed development, particularly when viewed from the Main Range,	As the proposed works are contained within the existing building envelope, the visual impact is considered to be negligible.
(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 proposal is not connected to any activities that may result in a significant increase in activities either during or 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:	Not applicable to this proposal.

(i) the capacity of existing infrastructure facilities, and	The proposal will provide In-Building Coverage support for Optus customers within the area and supplement the existing mobile network. Telecommunications facilities are unmanned and remotely operated, they do not require access to utilities such as waste or water, nor do they generate any waste or emissions. As such, the proposal will not impact upon the capacity of the existing infrastructure facilities.
(ii) any adverse impact of the development on access to, from or in the alpine resort,	The proposal will not result in any impact on access to, from or in the alpine resort.
<b>(2) The <i>long term management goals</i> for riparian land are as follows:</b>	
(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,	The proposal will not result in any impact to terrestrial and aquatic habitats or native flora and fauna.
(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,	The proposal does not impact upon the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and fauna.
(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.	Not applicable to this proposal.
<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	Not applicable to this proposal.
(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	Not applicable to this proposal.
(c) has an impact on views from other land, and	The proposal is mainly contained within the existing building envelope, except for an externally mounted air-conditioning unit on the rooftop. The proposal is considered to have a negligible impact on views from other land.
(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and	Not applicable to this proposal.
(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	Not applicable to this proposal.
(f) if the building is proposed to be erected in an alpine resort other than Thredbo Alpine	Not applicable to this proposal.

Resort or Perisher Range Alpine Resort—is similar to existing buildings in the resort where it is proposed to be erected, and	
(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.	Not applicable to this proposal.
<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	Not applicable to this proposal.
(b) assists in achieving high quality landscaping between the building and other buildings, and	Not applicable to this proposal.
(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and	Not applicable to this proposal.
(d) is adequate for the purposes of fire safety, and	Not applicable to this proposal.
(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and	Not applicable to this proposal.
(f) will facilitate the management of accumulated snow.	Not applicable to this proposal.
<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 maximise its natural visual amenity, for the benefit of visitors and natural ecosystems, and	Not applicable to this proposal.
(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and	Not applicable to this proposal.
(c) to limit the apparent mass and bulk of the building, and	Not applicable to this proposal.
(d) as an amenity protection buffer between the proposed building and other buildings, and	Not applicable to this proposal.
(e) as a means of reducing run-off, and	Not applicable to this proposal.
(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.	Not applicable to this proposal.