

 NSW GOVERNMENT
Planning & Infrastructure

29 MAR 2018

DEVELOPMENT ASSESSMENT AND
SYSTEMS PERFORMANCE
RECEIVED - JINDABYNE



STATEMENT OF ENVIRONMENTAL EFFECTS



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JAX BAR MODIFICATION TO BAR AREA PERISHER SKI RESORT

29th March 2018

1. INTRODUCTION

The application relates to modification and alterations to the existing Service bar area within Jax Bar in the Perisher Centre at Perisher Village, within Kosciuszko National Park.

Jax Bar is at the southern end of the Perisher Centre and includes a bar, chargrill and bistro with the dining area looking onto Front Valley. Due to its current layout and in relation to the recent removal of the existing stairwell, the current configuration of the bar restricts internal food and beverage operations and patron serviceability.

The proposal seeks an approval to modify the existing serviced bar area as required to permit the sale of coffee and food in addition to the existing serving provisions.

All of the proposed works are located within the building and existing building footprint.

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.
- Describe the site environmental management plan

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

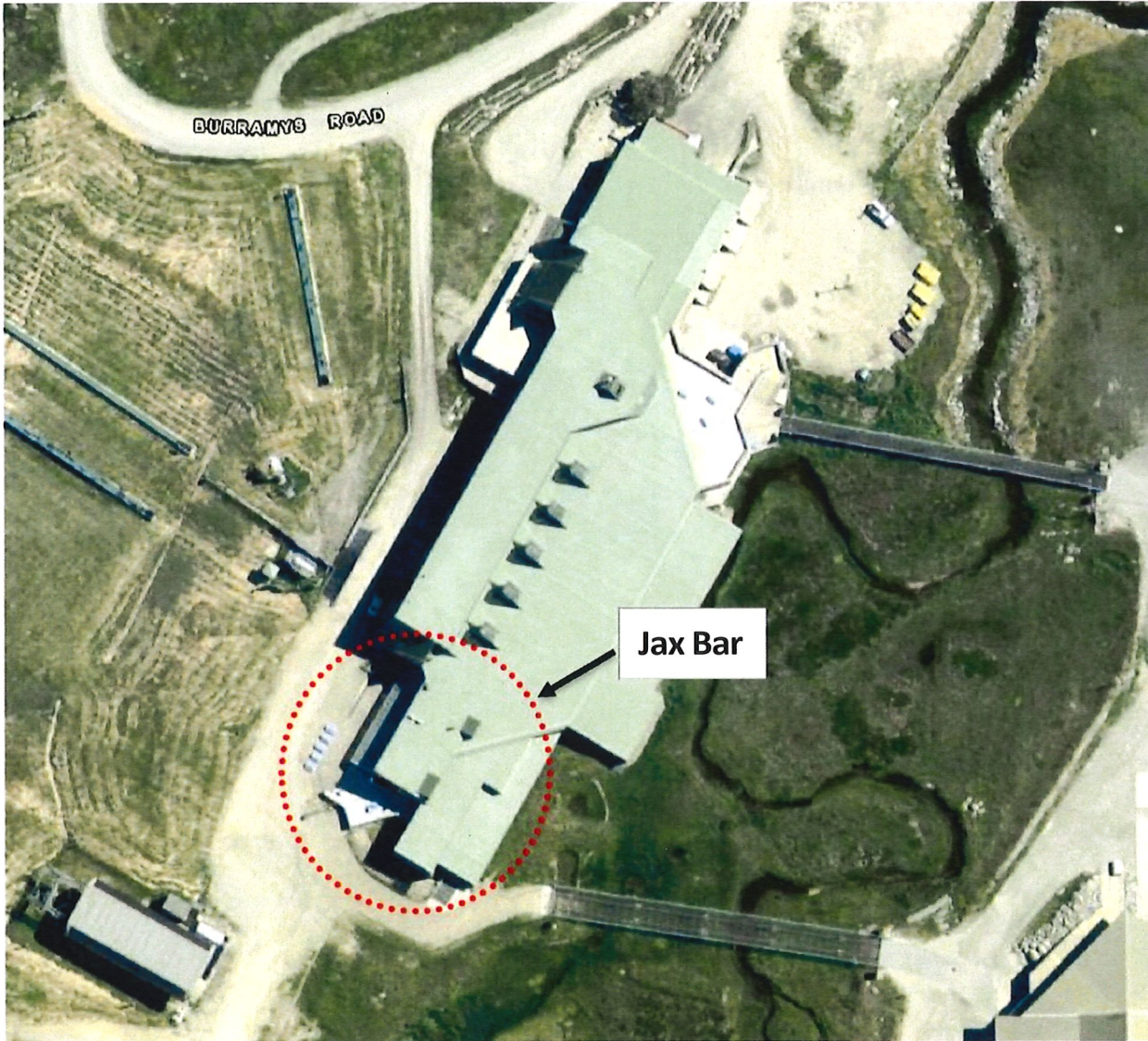


2.2 The Site

The subject site is located within the Perisher Centre.

Jax Bar is located at the southern end of the Perisher Centre. The location of the site is provided in the aerial plan provided in figure 3:

Figure 3: Location of the subject site



The building is a concrete block structure with a combination of stone and metal clad facade.

3. DESCRIPTION OF THE DEVELOPMENT

3.1 General Description

The proposal seeks an approval to modify the existing serviced bar area with Jax Bar as required to permit the sale of coffee and food in addition to the existing serving conditions.

Jacks Bar to

- 1) Remove a 2600mm section of existing bar and install 1 X Hot food glass display unit and 1X Cold food glass display unit
- 2) Relocate Beer tap provisions.
- 3) Install 1 x hand wash basin facility
- 4) Replace existing damaged timber/ vinyl bench unit with new stainless steel benching provisions

The modifications of the area will increase usability of the area providing a more flexible space.

All existing entrances, exits and toilets will remain.

All food preparation, cooking scullery services of all goods will be off site within approved commissary kitchen and scullery provisions.

APPENDIX A

SITE ENVIRONMENTAL MANAGEMENT PLAN

APPENDIX A SITE ENVIRONMENTAL MANAGEMENT PLAN Jax Bar Alterations, Perisher Centre, Perisher Valley

1. Introduction

As detailed in the Statement of Environmental Effects, the proposed alterations will generate minimal impacts with no ground excavations or earthworks proposed.

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

2. Access & Vehicle Parking

Access to the site will be achieved via the Kosciuszko Road as shown in Figure 1 below. Parking for construction vehicles is available on the gravel area and is identified in Figure 2 below.

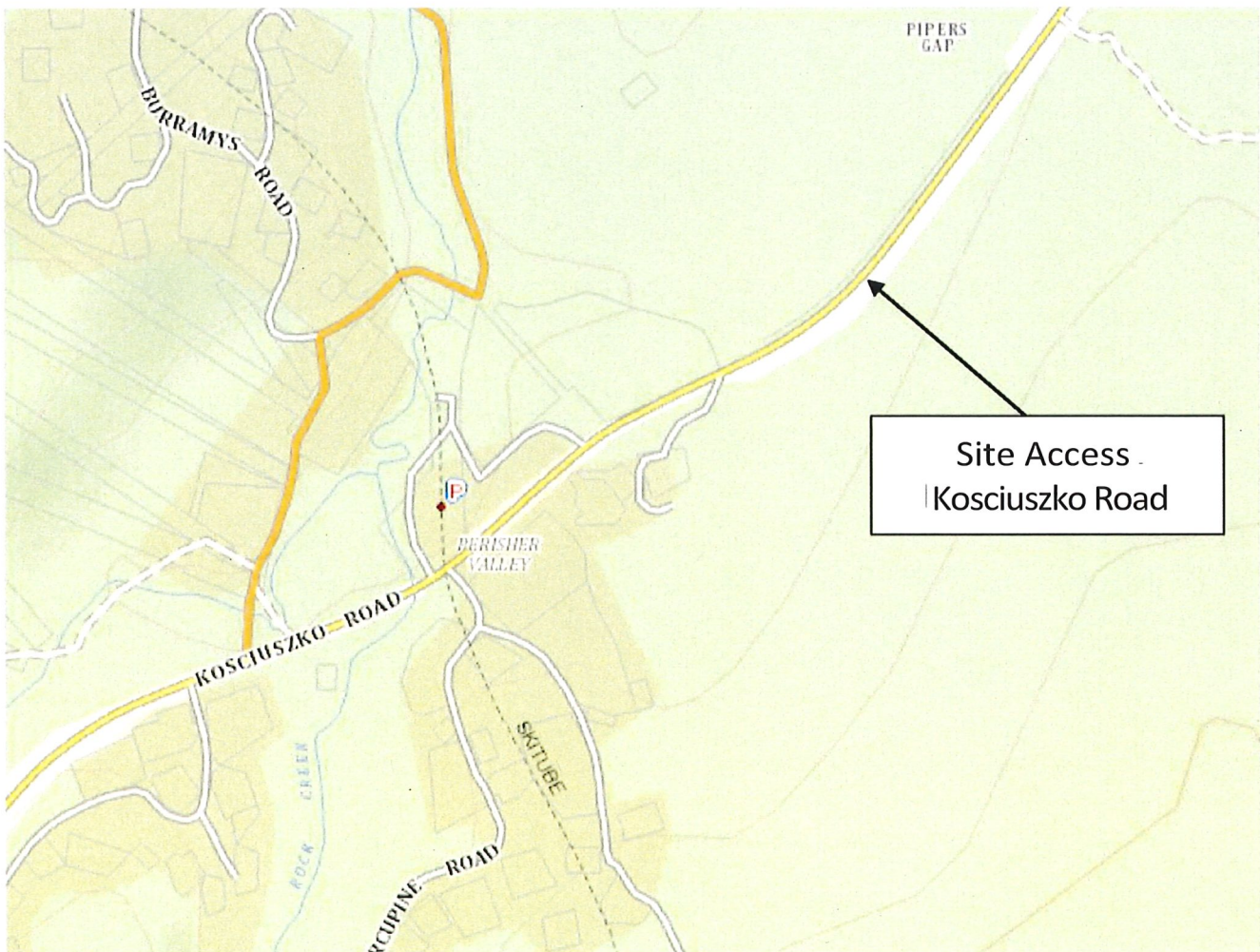


Figure 1 - Topographic map showing Access Road



Figure 2 - Aerial map showing access road and car parking area.

3. Material Storage

Material storage for the construction works will be placed temporarily in the car parking and material storage area as shown in figure 2 above.

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. 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	