

STATEMENT OF ENVIRONMENTAL EFFECTS

REFURBISHMENT OF POOLSIDE TERRACE THREDBO ALPINE HOTEL THREDBO ALPINE RESORT



Prepared for:
Event Hospitality & Entertainment Pty Ltd



NOVEMBER 2018
Project: 48-18

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REFURBISHMENT OF POOLSIDE TERRACE THREDBO ALPINE HOTEL THREDBO ALPINE RESORT

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1. INTRODUCTION

1.1 Executive Summary

Dabyne Planning Pty Ltd has been engaged by Event Hospitality & Entertainment Pty Ltd 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 Thredbo Alpine Hotel, located on Friday Drive, Thredbo. The property is legally described as Lot 861 DP 1128686.

The application specifically relates to the poolside terrace, located on the elevated ground floor of the hotel complex.

The proposal seeks consent to undertake refurbishments to the outdoor terrace by way of covering the existing pool and paving over, removal of existing hot tub and installation of two hot tubs, upgrading lighting, new fixed furniture and associated works.

These works are all located external to the hotel building and within a highly modified area.

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 4.15(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 SITE AND LOCALITY

2.1 Locality

The subject site is located within the Thredbo Alpine Resort, approximately 35kms 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:

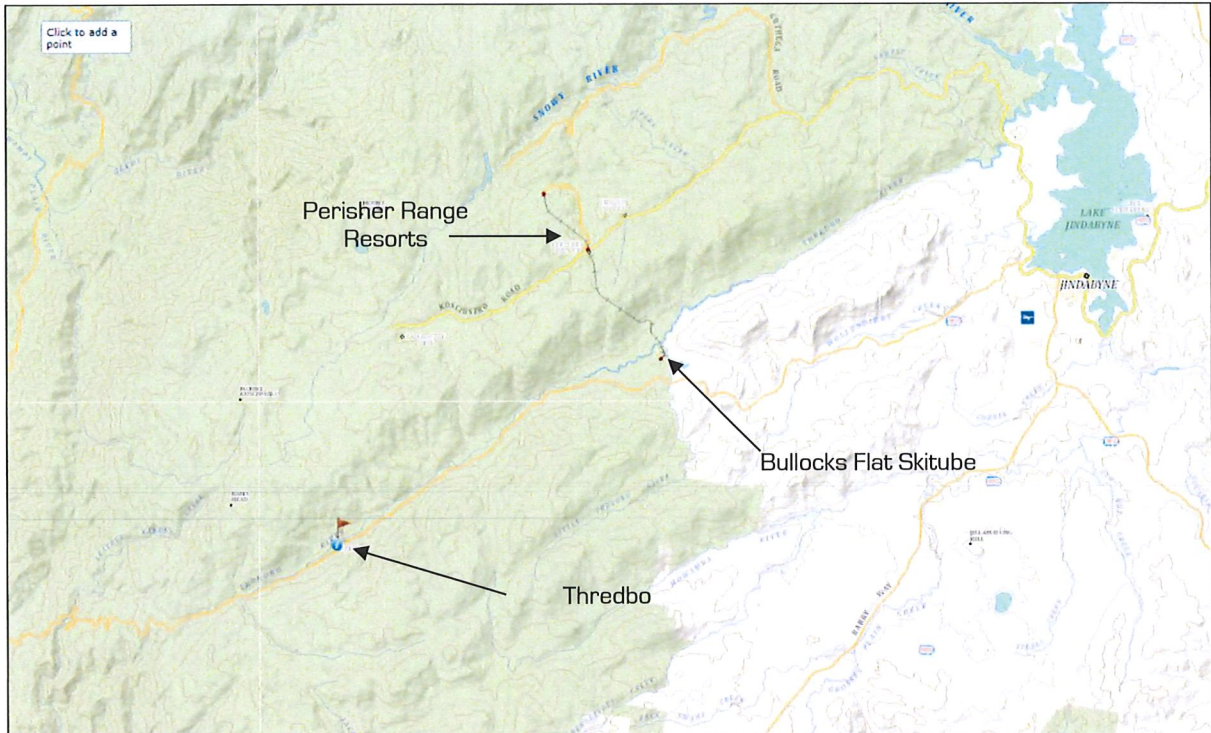


Figure 1: Context of the site within the Region

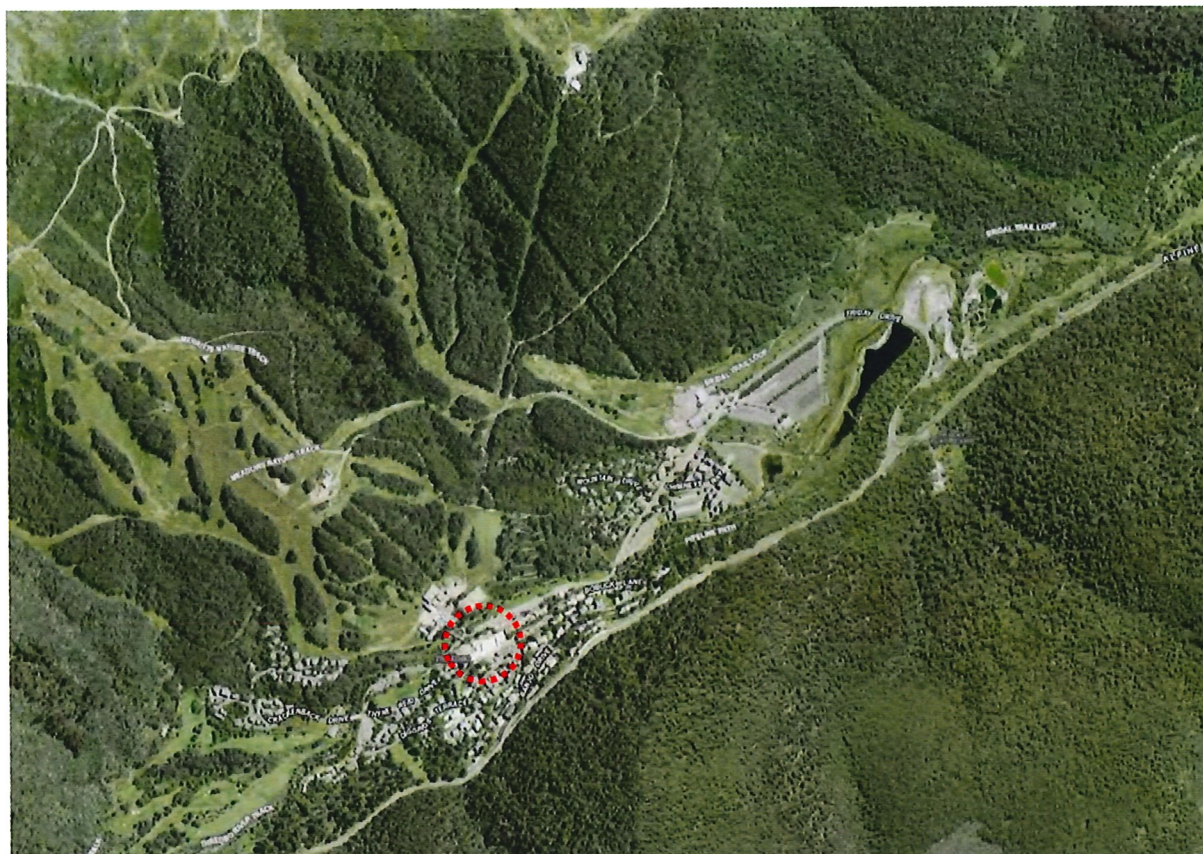


Figure 2: Context of the site within the locality (aerial)

2.2 The Site

The Thredbo Alpine Hotel is a complex that incorporates hotel accommodation, a restaurant, bars, bistro and conference facilities.

The hotel complex is located on Friday Drive in the core of Thredbo village.

The site is identified in figure's 3 & 4 below:



Figure 3: Aerial map of the subject site



Figure 4 Topographic map of the subject site

The hotel complex is located across from Valley Terminal and the main lifts and ski runs associated with the resort, as shown below.



Figure 5: Location of the hotel complex site

Located at its north-western end is the hotel poolside terrace. The poolside terrace is a paved area that incorporates a circular outdoor pool, a hot tub and large outdoor area that is used throughout the year.

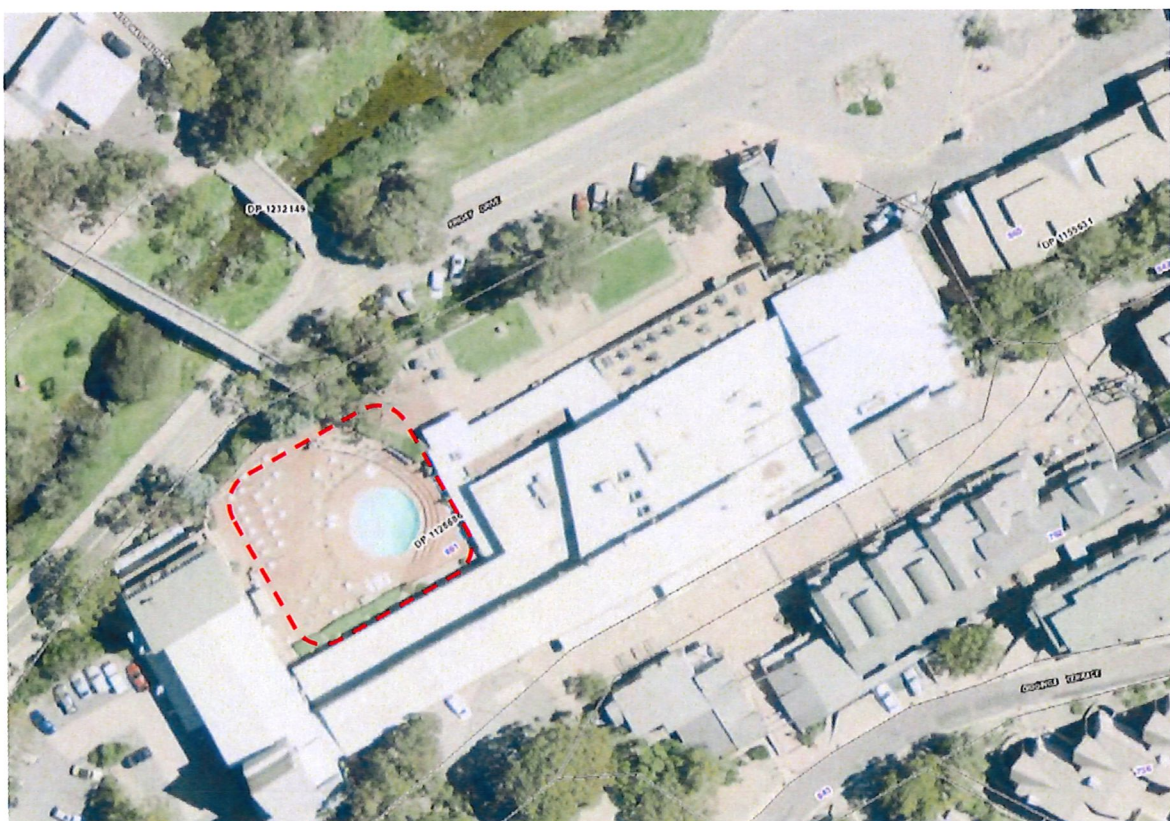


Figure 6: Location of the poolside terrace in relation to the subject site

The following photos identify the existing site and location of the proposed works:



Figure 7: Photo of the existing pool to be covered and paved



Figure 8: Photo of the poolside terrace



Figure 9: Photo of the pool to be covered and hot tub on elevated paved area to be replaced

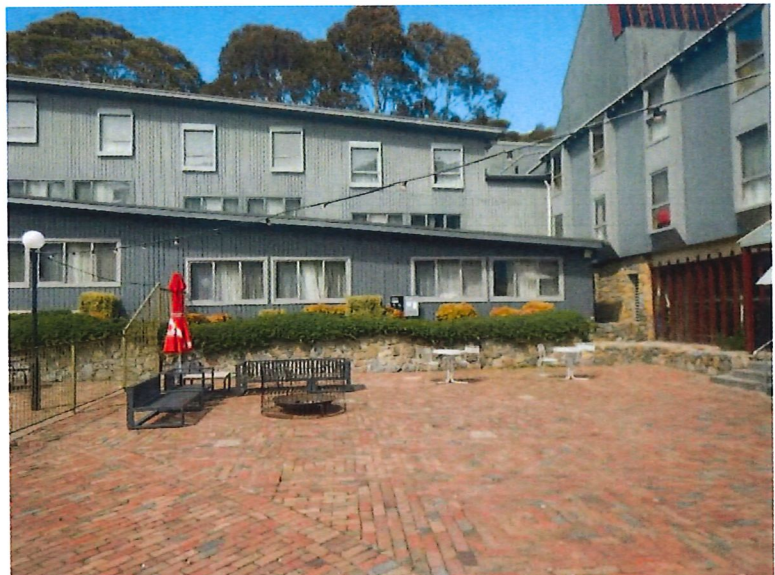


Figure 10: Photo of the poolside terrace



Figure 11: Photo of the pool to be covered

3. DESCRIPTION OF THE DEVELOPMENT

3.1 General Description

The proposed development is to undertake the following works:

- Cover the existing pool and pave over.
- Replace the existing hot tub with two hot tubs.
- Fix existing paving where required.
- Upgrade existing lighting.
- Install timber fencing to hot tub area.
- Install fixed furniture.

An artist impression of the proposed refurbishments is provided in figures 12 and 13 below.



Figure 12: Artist impression



Figure 13: Artist impression

3.3 Construction Timing

The proposed construction timing of the project has been scheduled to start in February 2019 and be completed by the end of April 2019.

4. ENVIRONMENTAL AND PLANNING LEGISLATION

4.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

4.1.1 SECTION 4.15(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 accomodation'*, is permissible with consent.

The proposed refurbishments of the poolside terrace are in relation to a hotel, which is a form of tourist accommodation as defined 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 poolside refurbishments will have minimal impacts on the natural and built environment. The works are 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 development does not require any measures to mitigate environmental hazards that would impact on the conservation of the natural environment.</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 the poolside terrace being upgraded and updated.</i></p> <p><i>The existing pool will be covered and no longer used.</i></p> <p><i>This will not result in the existing transport, reticulated effluent management, waste disposal and water supply infrastructure to 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 refurbishments will not alter the character of the resort and have been designed to enhance the overall amenity and use of the poolside terrace.</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 appears to be located outside of the 'G' line.</i></p> <p><i>The proposal does not involve any ground excavation works and therefore does not warrant any Geotechnical Assessment or Certificate.</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>No ground earthworks or excavation works are proposed.</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>Not applicable.</i></p>

<p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range,</p>	<p><i>The proposed refurbishments have been designed to be compatible with the existing building, its cultural heritage 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 development is not expected to result in an increase in 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>The development does not involve the installation of a ski lift.</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 works are located over 50m from Thredbo River and do not include any ground works.</i></p>
<p>(2) The long term management goals for riparian land are as follows:</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.	<i>Not applicable.</i>
(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.	
[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 26 – Heritage Conservation:

The subject building is listed as a heritage item under Schedule 3 of the SEPP.

The proposed works are located external to the hotel, to the poolside terrace, which is not attributed to the original construction of the hotel. The proposed works are generally only cosmetic and therefore are not considered to impact upon the heritage values of the adjacent building.

4.1.2 SECTION 4.15(1)(a)(ii) – DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

There are no draft Environmental Planning Instruments that are applicable to the site or proposed development.

4.1.3 SECTION 4.15(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.

4.1.4 SECTION 4.15(1)(a)(iiia) – PLANNING AGREEMENTS

There are no Planning Agreements applicable to the Kosciuszko Alpine Resorts under State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

4.1.5 SECTION 4.15(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, 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.

4.1.6 SECTION 4.15(1)(b) – LIKELY IMPACTS

Natural Environment:

The proposed works are located within a heavily modified outdoor area and will therefore have no impacts on the natural environment.

Built Environment:

The impacts on the built environment are generally expected to be positive by upgrading and updating the poolside terrace.

Social and Economic impacts in the locality:

The social and economic impacts from the proposed development overall is expected to be positive by providing an upgraded outdoor terrace.

Positive economic impacts will be derived by providing improved guest experiences, the capital improvement to the site and the construction jobs generated.

4.1.7 SECTION 4.15(1)(c) – SUITABILITY OF THE SITE

The subject site is considered suitable to accommodate the proposed development.

4.1.8 SECTION 4.15(1)(d) – SUBMISSIONS

Not applicable.

4.1.9 SECTION 4.15(1)(e) – THE PUBLIC INTEREST

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.

The development is therefore considered to be within the public interest.

5. CONCLUSION

The proposed development has been considered in regard Section 4.15 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 development will allow for the existing underutilised pool to be covered and paved over, providing a larger terrace surface. The works include removing an existing hot tub and replacing it with two hot tubs, fencing, upgrading of lighting and installation of fixed furniture.

This will provided an improved and updated outdoor area, within a highly modified environment. Impacts on the natural environment are therefore avoided.

On balance, the proposed refurbishments will generate positive social and economic impacts for the resort and its guests whilst minimising impacts on the natural and built environment and is considered an appropriate form of development for the site.

APPENDIX A

SITE ENVIRONMENTAL MANAGEMENT PLAN

3. Material Storage

Material storage for the construction works can be placed temporarily in the loading dock, before being moved up to the terrace, or alternatively craned from the road as shown below.

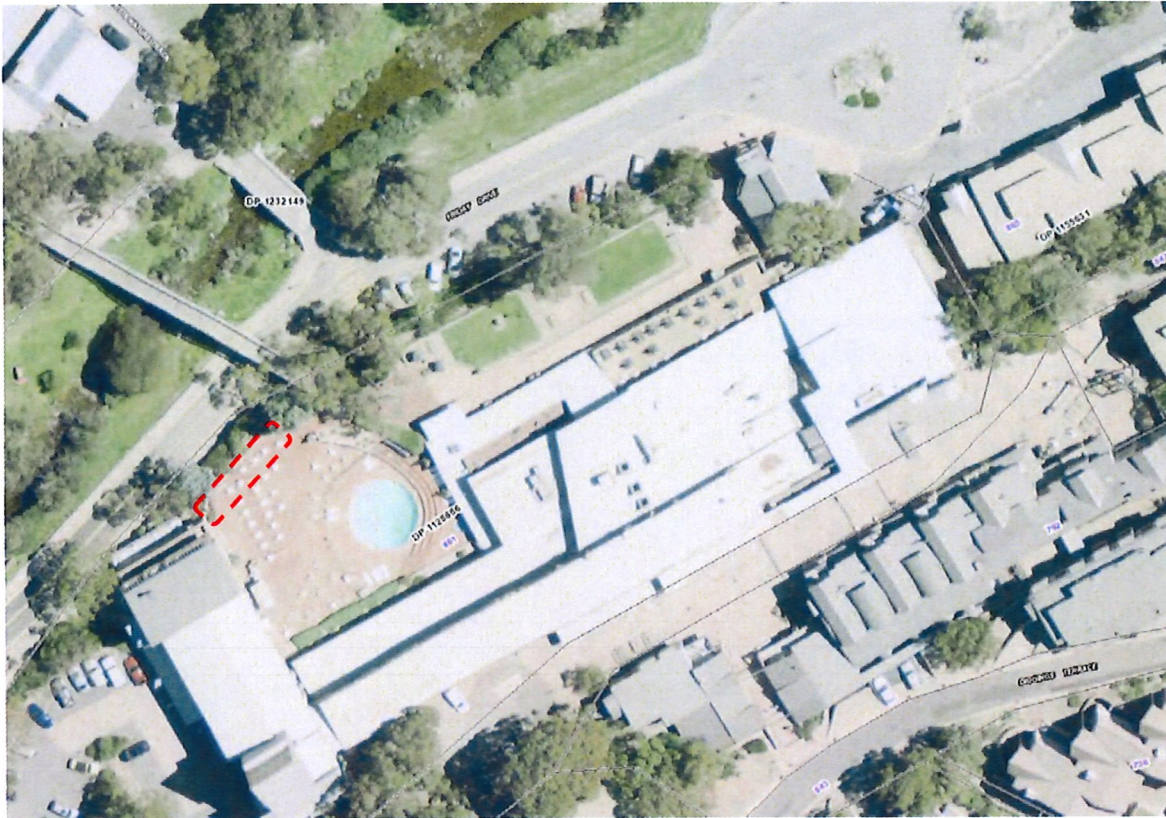


Figure 2: Potential material storage locations

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 Thredbo tip.
- The use of a 'Skip Bin' for construction waste is preferred.
- All contractors 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 construction is from 7am to 6pm 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.

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:
 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 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	