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## STATEMENT OF ENVIRONMENTAL EFFECTS

### ERECTION OF A ROOF OVER THE BISTRO TERRACE + INTERNAL WORKS THREDBO ALPINE HOTEL THREDBO ALPINE RESORT



Prepared for:  
Event Hospitality & Entertainment Pty Ltd



NOVEMBER 2018  
Project: 49-18

## STATEMENT OF ENVIRONMENTAL EFFECTS

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This report has been prepared by:

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

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Ivan Pasalich  
**Principal**  
Dabyne Planning Pty Ltd

**NOVEMBER 2018**  
**Project: 49-18**

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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 proposal seeks consent to undertake additions to the bistro terrace, located on the first floor of the hotel, primarily comprising of the erection of a roof over part of the outdoor terrace.

The proposal is for a skillion roof to be erected, which matches the existing roof profile, attached to the existing building with support posts. The roof will provide shade and weather protection over part of the outdoor terrace area, an elevated built structure.

The proposed roof will be contained within the existing building footprint with no ground works proposed.

Internal works are also proposed within the bistro in relation to providing an enclosed gaming room.

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).

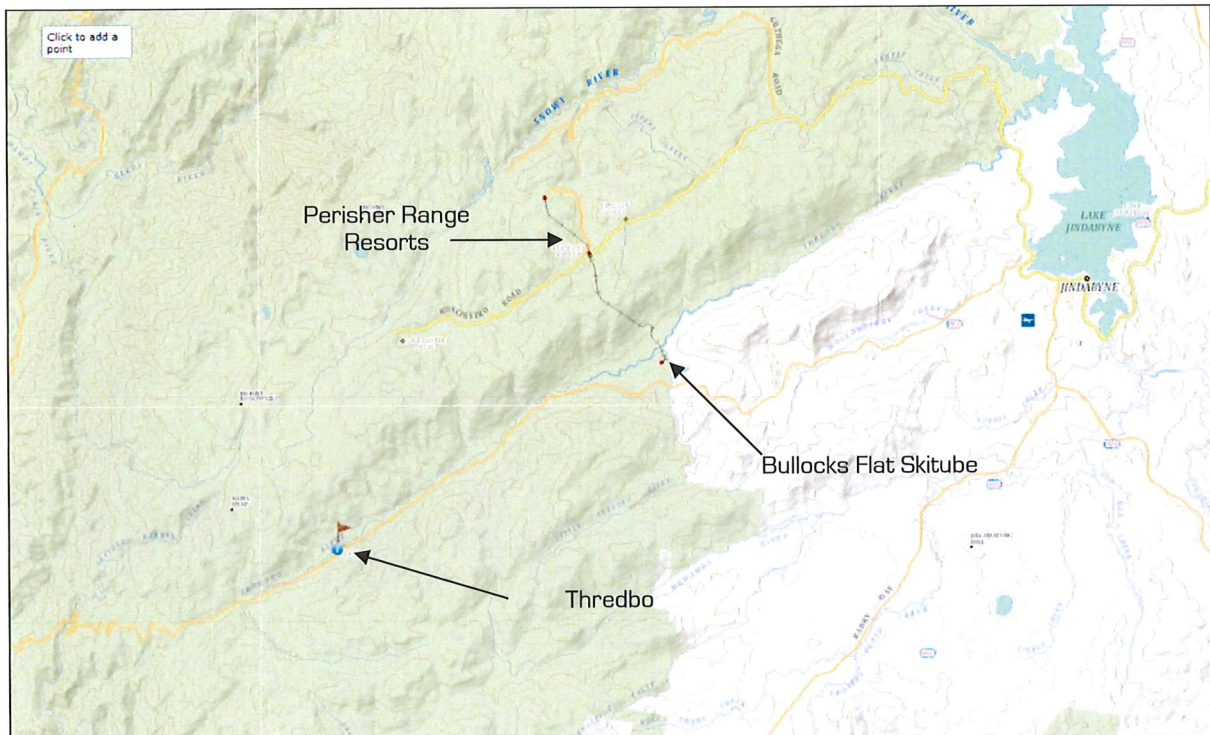
The report has been prepared in accordance with the requirements of Schedule 1 of the Environmental Planning and Assessment Regulations 2000.

## 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



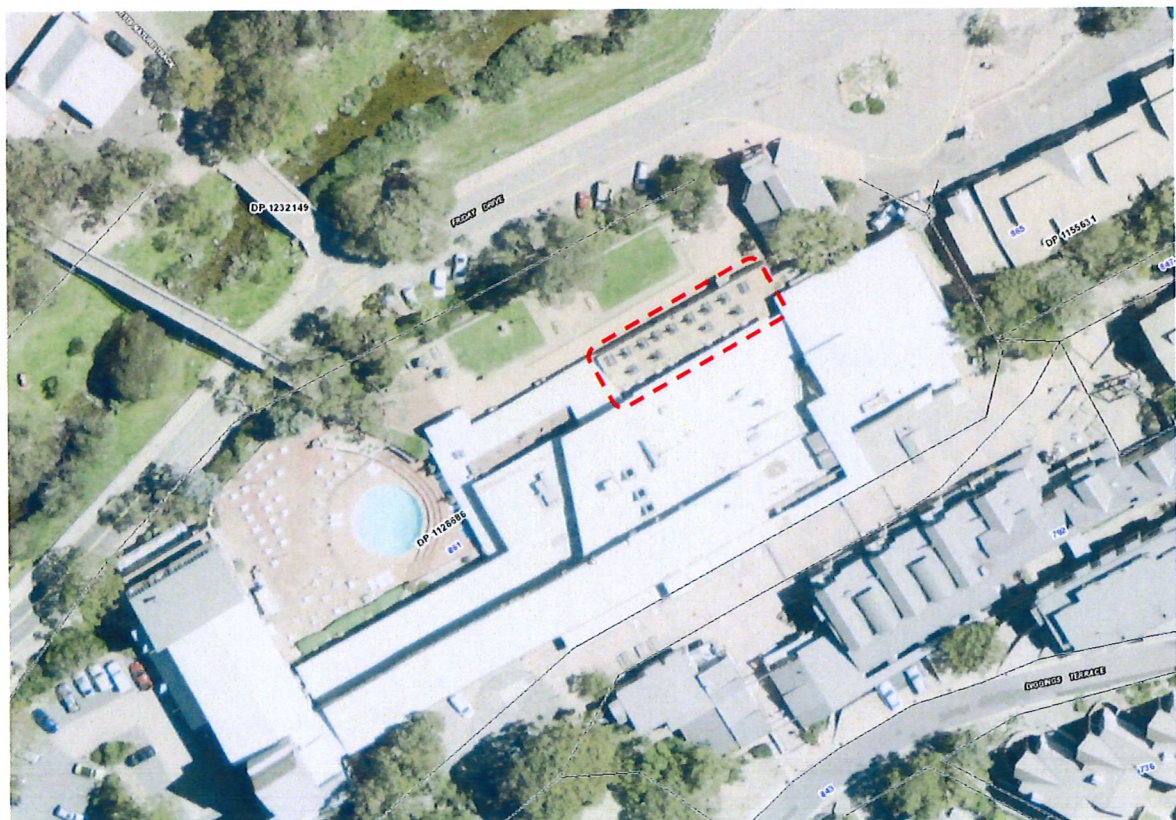
Figure 4 Topographic map of the subject site

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-eastern end is the hotel bistro and outdoor terrace. The bistro and terrace is located on the first floor above a building below and is accessed from stairs from both the ground floor below and Mowamba Place above.



*Figure 6: Location of the bistro 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 bistro outdoor terrace and location of the proposed roof*



*Figure 8: Photo of the bistro outdoor terrace and location of the proposed roof*



*Figure 9: Photo of the bistro outdoor terrace and roof to be attached*





*Figure 10: Photo of the bistro outdoor terrace*



*Figure 11: Photo of bistro terrace on the first floor and building below*

### 3. DESCRIPTION OF THE DEVELOPMENT

#### 3.1 General Description

The proposed development is primarily to construct a roof over part of the bistro terrace.

The proposed roof is a skillion roof, raked to match the roof line of the building. Roof water will be collected within gutters and downpipes and connect with existing.

The roof is proposed to be approximately 2.9m high at the low end and 4m high at the high end and cover an area of 60m<sup>2</sup>.

The roof will be constructed from metal cladding with structural columns and blinds.

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



*Figure 12: Artist impression*



*Figure 13: Artist impression*

The proposed internal works are associated with providing an enclosed gaming room, to allow for the gaming machines to be moved out of the open bar.

### **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 accommodation'* is permissible with consent.

The proposed additions and alterations comprising of a roof and internal works 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 roof has been designed to ensure impacts on the natural and built environment are minimal. The roof 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 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 part of the bistro terrace being covered by an open roof structure as well as some minor internal works.</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 roof will not alter the character of the resort and has been designed to enhance the overall amenity and use of the outdoor 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>With the roof structure to be fully supported by the existing building below, there is no requirement for a site classification.</i></p> <p><i>The structural adequacy of the building will be determined at the Construction Certificate stage.</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 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>Roof water from the roof will be collected via gutters and downpipes and connect into the existing stormwater system.</i></p>

<p>(j) any visual impact of the proposed development, particularly when viewed from the Main Range,</p>	<p><i>The proposed roof addition and alterations has 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 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	<p><i>The proposed roof over part of the bistro terrace matches the existing roof line and is located lower than the other structures and roofs associated with the building.</i></p> <p><i>Therefore the roof structure will not generate any additional privacy matters.</i></p> <p><i>In regards to solar access, the roof will provide additional shade to the outdoor terrace, with no additional impacts on solar access to the public domain anticipated.</i></p> <p><i>The roof structure does not increase the height of the building and is not visible from the Alpine Way.</i></p>
(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>Not applicable.</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>



<p>(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.</p>	<p><i>Not applicable.</i></p>
<p><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:</p>	
<p>(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and</p>	<p><i>The proposed roof structure is located on the first floor over part of an outdoor terrace.</i></p>
<p>(b) assists in achieving high quality landscaping between the building and other buildings, and</p>	<p><i>Therefore there is no further impacts on open space, landscaping or view corridors.</i></p>
<p>(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and</p>	
<p>(d) is adequate for the purposes of fire safety, and</p>	
<p>(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and</p>	
<p>(f) will facilitate the management of accumulated snow.</p>	
<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>	
<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</p>	<p><i>The proposed roof structure is located on the first floor over part of an outdoor terrace. The proposal has no impacts on landscaping.</i></p>
<p>(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and</p>	
<p>(c) to limit the apparent mass and bulk of the building, and</p>	
<p>(d) as an amenity protection buffer between the proposed building and other buildings, and</p>	
<p>(e) as a means of reducing run-off, and</p>	
<p>(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.</p>	

**Clause 26 – Heritage Conservation:**

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

The proposed works are in relation to the bistro, which was constructed and renovated well after the original hotel. Therefore the works are not considered to impact upon the original heritage fabric or values of the hotel, the part of the building complex that warranted its heritage listing.

#### **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 on the first floor of the building, within the footprint of the building and will therefore have no impacts on the natural environment.

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

The impacts on the built environment are generally expected to be positive with a limited change to the external components of the building and surrounding area.

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

The social and economic impacts from the proposed development overall is expected to be positive by providing shelter and shade for part of the bistro outdoor terrace and undertaking internal works to provide an enclosed gaming room.

Positive economic impacts will be derived by providing improved experiences, the capital improvement to the building 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 within the existing building footprint.

**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 provide weather protection, including shade for guests that use the outdoor bistro terrace. The roof structure has been designed to cover part of the outdoor area, allowing for an uncovered area to remain.

The roof structure has been designed to attach to the existing roof with support posts, on the first floor of the building, supported by the building below. Impacts on the natural environment are therefore avoided.

The roof structure has also been designed to match the same roof line of the building. This ensures that the roof structure does not impact on any heritage values associated with the building or impacts on the public domain.

With regards to the internal works, these are minor and considered positive, providing an enclosed gaming room, removing this from the open bar area.

On balance, the proposed roof and internal works 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 Bistro Terrace, Thredbo Alpine Hotel, Thredbo

### 1. Introduction

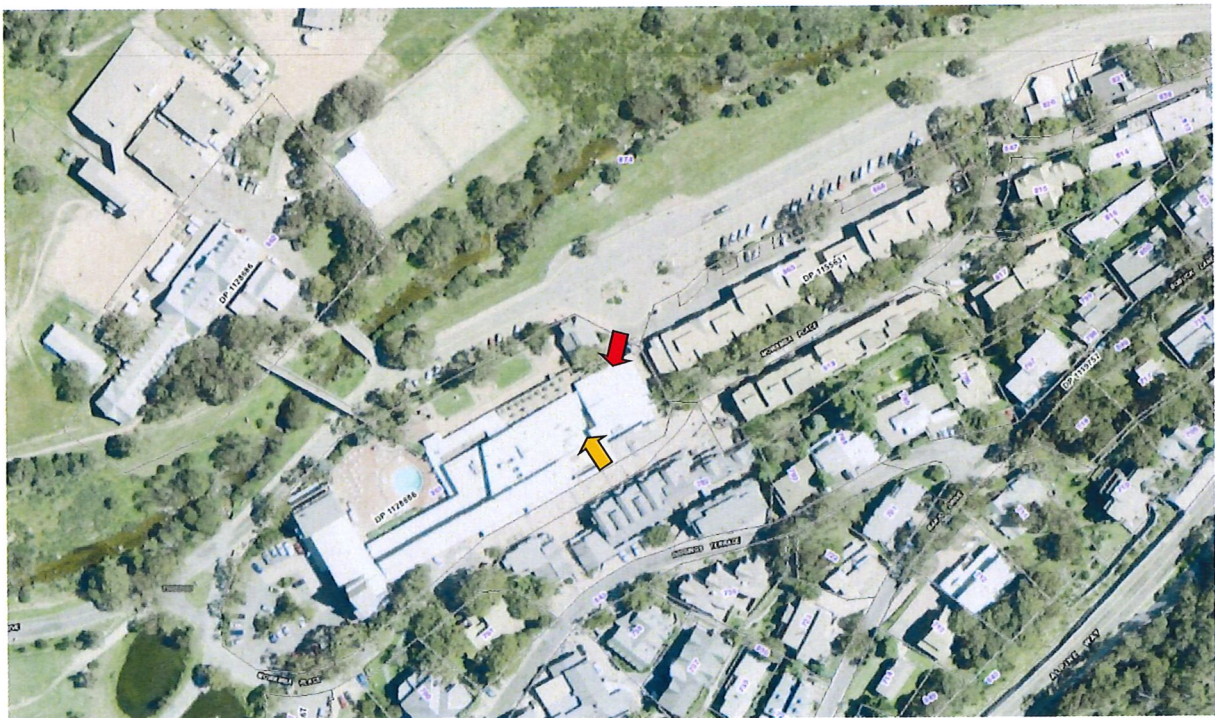
As detailed in the Statement of Environmental Effects, the proposed roof over the bistro outdoor terrace and internal works will be located on the first floor, over an existing building and are therefore contained within the existing building footprint.

Therefore the works do not involve excavations or earthworks and therefore there is no requirement for erosion and sediment controls.

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

### 2. Access & Vehicle Parking

Access to the site can be achieved via two areas. Access can be achieved via the loading dock and lower ground floor from Friday Drive as shown by the red arrow in figure 1 below. Access can also be achieved via Mowamba Place and the pedestrian plaza above and staircase, as shown by the orange arrow in figure 1 below.



Construction vehicles will be able to park accordingly.

### 3. Material Storage

Material storage for the construction works can be placed temporarily in the loading dock, before being moved up to the ground level terrace or first floor terrace 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 7 days a week 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	