



Thredbo Alpine Hotel, Thredbo Village

*Development
Application Assessment
(DA 9784)*

March 2019

© Crown Copyright, State of NSW through its Department of Planning and Environment 2018

Cover photo

Main Range, Kosciuszko National Park (Source: Alpine Resorts Team)

Disclaimer

While every reasonable effort has been made to ensure this document is correct at time of printing, the State of NSW, its agents and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance or upon the whole or any part of this document.

Copyright notice

In keeping with the NSW Government's commitment to encourage the availability of information, you are welcome to reproduce the material that appears in the Thredbo Alpine Hotel, Assessment Report. This material is licensed under the Creative Commons Attribution 4.0 International (CC BY 4.0). You are required to comply with the terms of CC BY 4.0 and the requirements of the Department of Planning and Environment. More information can be found at: <http://www.planning.nsw.gov.au/Copyright-and-Disclaimer>.



Glossary

Abbreviation	Definition
BCA	Building Code of Australia
Consent	Development Consent
Department	Department of Planning and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
Minister	Minister for Planning
OEH	Office of Environment and Heritage
RFS	NSW Rural Fire Service
Secretary	Secretary of the Department of Planning and Environment
SEPP	State Environmental Planning Policy



Executive Summary

This report provides an assessment of a Development Application (DA 9784) seeking approval for internal and external works to the lobby, bathrooms and poolside terrace of the Thredbo Alpine Hotel, Thredbo Alpine Resort within Kosciuszko National Park. The Applicant is Event Hospitality and Entertainment Ltd.

The works comprise the construction of a permanent cover over the pool, repaving the poolside terrace area, upgrading of the hotel lobby bathrooms, minor changes to the entry way doors, installation of fixed furniture and festoon lighting.

The Minister for Planning is the consent authority for development within a ski resort in Kosciuszko National Park and the proposal is permissible with consent under the provisions of *State Environmental Planning Policy (Kosciuszko National Park-Alpine Resorts) 2007* (the Alpine SEPP).

Due to the small scale and location of the works within the Thredbo Alpine Hotel the proposal was not publicly notified or exhibited. The Department received a total of two submissions during the exhibition, including two submissions from government agencies (the RFS and the OEH) and no submissions from the public.

The Department has considered the merits of the proposal in accordance with relevant matters under section 4.15(1), the objects of the *Environmental Planning and Assessment Act, 1979* (EP&A Act), the principles of Ecologically Sustainable Development, and issues raised in all submissions as well as the Applicant's response to these issues.

The Department has assessed the merits of the proposal and has found the key issue include: design detail and compliance, heritage value of the building, and amenity of the building as a result of the works.

The Applicant intends to address accessibility and other building code matters at the Construction Certificate stage, this may require design modifications. The Department has alerted the Applicant to their responsibilities under the Access to Premises Standard. Conditions of consent have been applied to ensure accessibility and other matters are appropriately addressed at Construction Certificate stage.

The works to the poolside terrace area includes the removal of the pool and its replacement with above ground spas and the repaving of the courtyard area improves the use of this space within the lodge for guests staying either during summer or winter.

The Department has considered the matters raised in submissions and recommended conditions of consent in accordance with government agency requirements. Subject to the recommended conditions, the Department is satisfied that impacts associated with the construction of the works can be appropriately mitigated.

The Department concludes that the application is, on balance, in the public interest as it supports the ongoing use of the lodge for tourist accommodation which in turn supports the Alpine SEPP and regional plan for the locality.

The application is recommended to be approved, subject to conditions.



Contents

Glossary	iii
Executive Summary	iv
1. Introduction	1
1.1 The Site and Surrounding Development	1
1.2 Other development applications	1
2. Project	2
3. Strategic Context	4
4. Statutory Context	5
4.1 Consent Authority	5
4.2 Permissibility	5
4.3 Other Approvals	5
4.4 Mandatory Matters for Consideration	5
5. Engagement	8
5.1 Department's Engagement	8
5.2 Summary of submissions	8
5.3 Key Issues - Government Agencies	8
6. Assessment	9
6.1 Design details and standards	9
6.2 Heritage value of the building	10
6.3 Amenity of the area	11
6.4 Other Issues	11
7. Evaluation	13
8. Recommendation	14
9. Determination	15
Appendices	16
Appendix A – List of Documents	17
Appendix B – Statutory Considerations	18
Appendix C – Recommended Instrument of Consent	20



1. Introduction

This report provides an assessment of a Development Application (DA 9784) to undertake external works to Thredbo Alpine Hotel courtyard, Thredbo Alpine Resort within Kosciuszko National Park.

This application has been lodged by Event Hospitality and Entertainment Ltd (the Applicant) under Part 4 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act).

1.1 The Site and Surrounding Development

The subject site is Lot 861 DP 1128686 on Friday Drive in the Thredbo Village (**Figure 1**). The site is occupied by a large mixed-use building known as the Thredbo Alpine Hotel (TAH). The building is centrally located and contains a mix of hotel accommodation, bistro/pubs, food premises, retail premises, cafes, and a heritage museum.

Constructed in the early 1960's, the TAH is a heritage item representing one of the first commercial hotels in the Thredbo Village and a focal point of the Village. The TAH is bounded by the Village Square and Mowamba Place to the south, Valley Terminal, Thredbo River and ski slopes to the north and the Village Green to the west. The TAH has a licence for 152 beds under its lease.

The courtyard of the hotel, where the works are proposed, is centrally located on the northern side of the building and comprises a pool, outdoor seating, fire pits and is often used for events and associated temporary structures.



Figure 1: Thredbo Alpine Hotel and the pool courtyard area (Six Maps 2019)

1.2 Other development applications

The Department is currently assessing a Development Application (DA 9785) for the construction of a roof structure and internal alterations to create a gaming room within the bistro area of the TAH.



2. Project

The application seeks approval for internal works to the lobby and external works to the poolside terrace of the TAH (**Figure 2**), including the following works:

- Cover the existing pool and pave over
- Replace the existing spa with two new spas
- Fix existing paving where required
- Upgrade lighting
- Install timber fencing to spa area
- Install fixed furniture
- Internal works (**Figure 3**) to the lobby of the hotel comprising:
 - New doors to ski storage room and toilet airlock and new toilet partitions
 - New timber floating floor to bar, new wall tiles to toilets
 - New sanitary fixtures in toilets

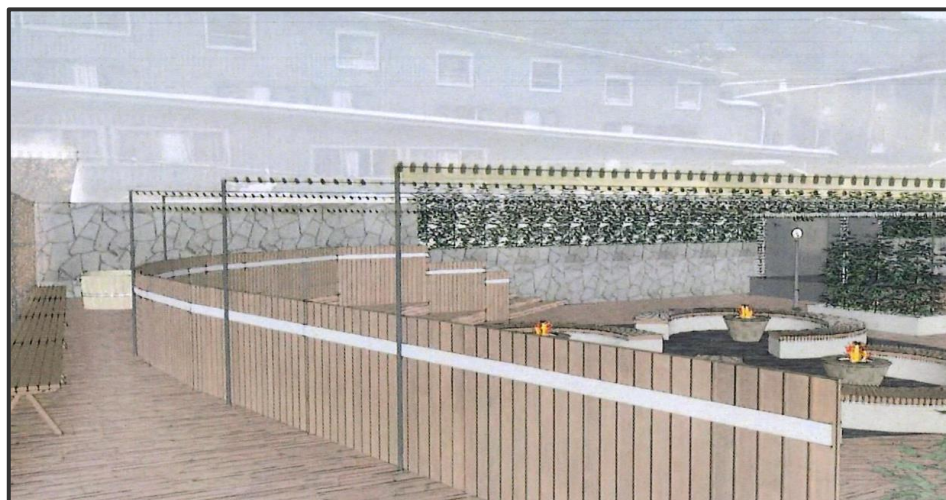


Figure 2: Artist interpretation of proposal (Applicant's submitted documentation)



3. Strategic Context

The Snowy Mountains region offers a diverse and unique mix of visitor destinations including the Kosciuszko National Park (KNP), the alpine resorts, the iconic Snowy River and the highest mountains on the Australian continent. A strong tourism economy is driven mainly by skiing and related winter sport experiences during the peak winter season. The region, including the alpine resorts, also provides opportunities for a range of other recreational activities during the warmer months such as hiking, fishing, kayaking and mountain-biking. The resorts are important to NSW due to their economic and social contribution as well as their location within a unique alpine environment.

The two main documents that support the strategic context of the alpine resorts are the Alpine SEPP and the *South East and Tableland Regional Plan 2036*.

The Alpine SEPP governs development on land within the ski resort areas of KNP and aims to protect the natural and cultural heritage of land within the resorts and to encourage environmentally sustainable development. Under the provisions of the Alpine SEPP, the OEHL have a commenting role as the land manager which includes administering the Plan of Management framework for KNP that incorporates objectives, principles and policies to guide the long-term management of the broad range of values found in the park.

The South East and Tableland Regional Plan 2036 which was released by the Department in July 2017 describes the vision, goals and actions that will deliver greater prosperity for those who live, work and visit the region. The plan is an overarching framework to guide more detailed land use plans, development proposals and infrastructure funding decisions.

In relation to the alpine resorts, the plan recognizes that the sustainability of natural snow conditions within a changing climate will be a challenge if the area is to capitalise on higher number of visitors. It also seeks to promote more diverse tourism opportunities in the Snowy Mountains that will strengthen long-term resilience. This can be partly addressed by promoting an extended tourism season that will make the Snowy Mountains a year-round destination for mountain biking, bushwalking, horse riding, kayaking, cultural and educational tourism, and recreational fishing.

The proposed development is consistent with the Alpine SEPP and South East and Tableland Regional Plan 2036 as:

- the proposal incorporates works that satisfy the principles of ecologically sustainable development and would have no adverse impacts on the environment
- the proposal maintains the existing use of the site for tourist accommodation, while improving the external amenity of the poolside terrace, which supports visitation to the NSW ski resorts



4. Statutory Context

4.1 Consent Authority

Under clause 7 of the Alpine SEPP, the Minister for Planning is the consent authority for the application as the development takes place within a ski resort area as referred to in clause 32C (2)(a) of Schedule 1 to the *Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017*.

In accordance with the Minister's delegation of 11 October 2017, the Team Leader, Alpine Resorts Team may determine the application as:

- the application is in relation to land which the Alpine SEPP applies
- there are less than 25 public submissions in the nature of objections

4.2 Permissibility

The proposal includes external works to the poolside terrace of the building and installation of spa pools consistent with the definition of 'recreation facilities' and maintaining the use of the site consistent with the definition of 'tourist accommodation' as defined in the Alpine SEPP. Pursuant to clause 11 of the Alpine SEPP, 'recreation facilities' and 'tourist accommodation' is permissible with consent within the Thredbo Alpine Resort.

4.3 Other Approvals

As the works are considered to be external alterations to a tourist accommodation building located on bushfire prone land an approval is required from the RFS under Section 100B of the Rural Fires Act in the form of a Bushfire Safety Authority.

4.4 Mandatory Matters for Consideration

Objects of the EP&A Act

In determining an application, the consent authority should consider whether the proposal is consistent with the relevant objects of the EP&A Act.

The proposal complies with the objects as it seeks approval for works that:

- are aimed at improving the internal functionality of the poolside terrace
- protect the environment through limiting impacts upon native vegetation
- would not have an impact on the environment thus being ecologically sustainable development

Ecologically Sustainable Development (ESD)

The EP&A Act adopts the definition of ESD found in the *Protection of the Environment Administration Act 1991*. Section 6(2) of that Act states that ESD requires the effective integration of economic and environmental considerations in decision-making processes. The Department has considered the project in relation to the ESD principles. The precautionary and Inter-generational Equity principles have been applied in the decision-making process via an assessment of the impacts of the proposal.

Biodiversity Conservation Act 2016

Section 1.7 of the EP&A Act requires the application of the *Biodiversity Conservation Act 2016* (BC Act) in connection with the terrestrial and aquatic environment. The BC Act commenced on 25 August 2017, with transitional arrangements in place until 25 February 2018. The BC Act, together with the *Biodiversity Conservation Regulation 2017* (BC Regulation), introduced framework for the assessment and approval of biodiversity impacts associated with developments that require consent under the EP&A Act.

The BC Act introduced a Biodiversity Offsets Scheme that applies when:

- the amount of native vegetation being cleared exceeds a certain threshold area, or
- the impacts occur within an area mapped on the Biodiversity Values Map (BVM) published by the Minister for Environment, or
- a significant impact is likely according to a 'test of significance' carried out as per section 7.3 of the BC Act, or
- the works are carried out in a declared area of outstanding biodiversity value.

As part of the BC Act, native vegetation clearing thresholds have been set, above which the Biodiversity Offset Scheme applies. In order to meet the NSW RFS requirements, some native vegetation may need to be managed, however the extent of works is considered to be minimal and highly unlikely to exceed the threshold.

As part of the implementation of the BC Act the Minister released a BVM of all public and private land areas in the State whose biodiversity is protected by the BC Act. Parts of the ski resorts are incorporated in this mapping as an area of protected biodiversity value (coloured on the BVM). The Department has reviewed the mapping and considers the site to be located outside of the BVM.

Given the extent of works proposed (being wholly with the building footprint), the proposal is not considered to have a significant affect threatened species or ecological communities, or their habitats.

There are currently no declared areas of outstanding biodiversity value within Kosciuszko National Park.

Considerations under section 4.15 of the EP&A Act

Under section 4.15 of the EP&A Act, in determining a development application, a consent authority is required to take a number of matters into consideration in relation to the proposed development. The Department has given due consideration to the matters prescribed by section 4.15 as outlined in **Table 1** below.

The table represents a summary for which consideration is provided for in **Section 6** (Assessment) and relevant appendices or other sections of this report, referenced in the table.

Table 1 | Section 4.15(1) Matters for Consideration

(a)(i) any environmental planning instrument (EPI)	The Alpine SEPP is the only EPI which applies to the site for this type of development. An assessment against the requirements of the Alpine SEPP is provided in Appendix B . The Department is satisfied that the application is consistent with the requirements of the Alpine SEPP.
(a)(ii) any proposed instrument	Not applicable.
(a)(iii) any development control plan	Not applicable.
(a)(iii)a any planning agreement	Not applicable.

(a)(iv) the regulations	<p>The application satisfactorily meets the relevant requirements of the EP&A Regulation, particularly the procedures relating to development applications (Part 6) and fees (Part 15, Division 1).</p> <p>The Department has undertaken its assessment in accordance with all relevant matters as prescribed by the regulations, the findings of which are contained within this report.</p>
(a)(v) any coastal zone management plan	Not applicable.
(b) the likely impacts of that development	<p>The Department has considered the likely impacts of the development. No environmental impacts are likely from the proposal, as all works occur within the existing building. The proposal is also considered to have minimal economic and social impacts.</p>
(c) the suitability of the site for the development	<p>The site is suitable for the development and supports its approved for tourist accommodation use.</p>
(d) any submissions made in accordance with this Act or the regulations	<p>Consideration has been given to the agency submissions received during the exhibition period. See Section 5 of this report.</p>
(e) the public interest.	<p>The proposed development is consistent with the aim and objectives of the Alpine SEPP and would be compatible to the uses of the locality. There would also not be an adverse impact on the environment and the proposal is consistent with the principles of ESD.</p> <p>As such, the proposal is considered to be in the public interest, subject to the imposition of appropriate conditions.</p>



5. Engagement

5.1 Department's Engagement

Due to the location and scale of the works the Department did not publicly notify or exhibit the application, however made the application available:

- on the Department's website
- at its Jindabyne Office (Shop 5A, 19 Snowy River Avenue, Jindabyne)

The application was referred to State government authorities in writing, including:

- the Office of Environment and Heritage (OEH) pursuant to clause 17 of the Alpine SEPP
- the NSW Rural Fire Service pursuant to Section 4.46 of the EP&A Act (integrated development) as a Bushfire Safety Authority under the *Rural Fires Act 1997* is required for the development to be carried out

5.2 Summary of submissions

The Department received two government agency submissions on the proposal (OEH and RFS). No public submissions were received.

5.3 Key Issues - Government Agencies

None of the government agency submissions objected to the proposed works, and the key issues raised have been addressed through the provision of submitted information, or through the recommended conditions of consent.

Table 2 | Summary of Government Agency Submissions

NSW Rural Fire Service (RFS)	Tourist accommodation, which the TAH building contains, is a special fire protection purpose under clause 100B of the <i>Rural Fires Act 1997</i> . The RFS did not object to the proposal and has issued a Bush Fire Safety Authority (BFSA) under clause 100B of the <i>Rural Fires Act 1997</i> .
Office of Environment and Heritage (OEH)	The OEH did not object to the proposal and recommended conditions in relation to flora and fauna, leasing, Aboriginal cultural heritage, and public health.

The Department has considered the comments received from the RFS and the OEH in **Section 6** or through recommended conditions in the instrument of consent at **Appendix C**.



6. Assessment

The Department has considered the relevant matters for consideration under section 4.15 of the EP&A Act, the SEE and supporting information in its assessment of the proposal. The key issues in the Department's assessment are:

- Design details and standards
- Heritage value of the building
- Amenity of the area

Each of these issues is discussed in the following sections of this report. Other issues were taken into consideration during the assessment of the application and are discussed at **Section 6.4**.

6.1. Design details and standards

The proposed works, when constructed, are required to comply with the Building Code of Australia, Disability Discrimination Act and relevant Australian Standards. The Department has also considered the fire safety of the building as part of its assessment in accordance with Clause 94 of the EP&A Reg. The structure used to cover the pool design has also been considered as part of the Department's assessment and these matters are discussed below. The Department notes that compliance with relevant requirements is to be determined at the construction certificate stage by the certifying authority and in accordance with conditions of consent.

- Compliance with the *Disability Discrimination Act 1992* (DDA), and therefore the *Access to Premises Standards* prepared under the DDA, is triggered at Construction Certificate stage. However, provisions such as the 'affected part' (a requirement to provide access from the principal pedestrian entry to the new works) mean that decisions made at the DA stage have significant impacts on the ability to achieve compliance at the CC stage.

The plans submitted with this Application do not demonstrate compliance with the provisions of the Access to Premises Standard including the 'affected part' or relevant deemed-to-satisfy provisions of the BCA. The Department notified the Applicant and sought additional information in relation to accessibility. The Applicant chose not to amend the design to make the building accessible, but to address the matter at the Construction Certificate stage. The Department advised the Applicant that, if the design changes, a modification application may be required. Ultimately, ensuring compliance with the DDA and BCA is the responsibility of the building owner, manager and certifier. A standard advisory condition will apply to the consent.

- Clause 94 of the EP&A Regulation requires a consent authority to review a building and consider whether upgrades are warranted to bring the existing building into total or partial compliance with the BCA.

The Department inspected the building and reviewed the existing fire safety measures within the building and concluded that the measures are inadequate and require immediate attention. As Clause 94 upgrades are associated with a DA consent and conditions, this was not considered an appropriate mechanism to address the deficiencies. If the Applicant decides not to proceed with the works then they would not be obligated to undertake the upgrades. Instead the Department intends to address the fire safety upgrades through an Order process managed separately to the DA.

- The structure used to permanently cover the pool would improve the use of the area and increase the usable space for visitors using the poolside terrace, the structural design is to be prepared and certified at the construction certificate and occupation certificate stage.
- In relation to Bushfire, the Building Code of Australia requires construction to comply with the Bushfire Safety Authority issued by the RFS. The BFA is incorporated into the conditions of the consent and compliance must be verified at the construction and occupation certificate stages.

The Department concludes that, in accordance with conditions of consent, the BCA and DDA will be addressed at the Construction Certificate stage and any non-compliance would be addressed by a modification application, and the existing building will be assessed and upgraded separately as part of an Order process.

6.2. Heritage value of the building

The TAH was constructed over the summer of 1961-62 and represents the earliest major commercial tourist accommodation in the village (**Figure 4**). The TAH has undergone significant alterations and expansions since that time mainly in the mid-1980s when a fire safety upgrade, bistro renovation, and a new conference centre were completed, and again in the mid-1990s when the resort information centre was added.

The TAH is a heritage item identified in the Alpine SEPP and has aesthetic and social heritage values as follows:

Aesthetic – TAH is an item which has a strong 'Alpine' influence in its architectural style, is a notable landmark within the village, and contributes to the townscape qualities.

Social – TAH is an item which is likely to be held in high regard by the first generation of ski enthusiasts that used the village.

The Applicant provided a Statement of Heritage Impact (SOHI) for to support the proposal. It concluded that the proposal constitutes minor alterations and would not have a negative impact on the heritage significance of the building.

The Department agrees with the assessment contained in the SOHI that the works are minor and to the courtyard area of the building rather than the building itself as such would not negatively impact on the heritage value of the building.



Figure 4: Thredbo Alpine Hotel Poolside terrace (circled) (Source: Applicant documentation)

6.3. Amenity of the area

The proposed alterations are designed to improve the poolside terrace and the internal amenity of the hotel including bathrooms. The fixed furniture, usable space gained by the removal of the pool, the lighting and repaving will provide a pleasant space for guests and visitors to use in summer and winter and the internal changes will provide an upgraded entry and bathrooms.

The alterations propose to incorporate above ground spas that are considered by the Applicant to be a more popular option with guests than the swimming pool. The furniture, lighting and fire pits would allow the area to continue to be comfortable for people to use at night time and during winter and the removal of the pool would enlarge the space.

The Department supports the proposal in that it would provide an updated and more comfortable outdoor space for the use of visitors to the resort.

6.4. Other Issues

The Department’s consideration of other issues is provided at **Table 3**.

Table 3 Summary of other issues raised

Issue	Findings	Recommended Condition
Managing Construction Impacts	Given the scope and location of the works, it is unlikely that the construction of the proposal will cause any adverse impact upon the natural environment.	The Department has recommended standard construction conditions applied in the Alpine area. The Applicant has prepared a SEMP which is incorporated into the conditions and

The proposal is in keeping with the use of the building for tourist accommodation and the works are not expected to generate any vegetation disturbance.

Parking is available near the site on Friday Drive, with material storage likely to be placed on site potentially by crane from Friday Drive.

Construction impacts such as noise and vibration will be short term and managed in accordance with standard environmental conditions. It is also noted that construction is to occur outside the ski season.

addresses construction matters such as dust, litter, noise, waste storage and access control measures and the like.

Subject to compliance with these conditions, the Department is of the view that the proposed works would not impact upon adjoining lodges.

Geotechnical policy

The Department's Geotechnical Policy applies to all DAs in the Alpine Resorts. The policy includes geotechnical maps identifying 'G' zone where geotechnical investigation is a higher priority. The TAH is not within the G zone. The policy also contains exemptions for certain works.

The Department considers that the covering of the pool would be exempt under the Department's Geotechnical Policy, as a verandah or porch that would be fully supported by the existing building (being the pool) and would not result in the load-bearing capacity of the building being exceeded.

The Applicant provided confirmation from a structural engineer that the load-bearing capacity of the TAH building would not incur any additional loads as a result of the proposal, this would also be further confirmed at Construction Certificate stage with the requirement for structural plans and a design statement.

Public Health Act and Swimming Pools Act

The operation of the spa pools, as they are available to the general public, must be operated in accordance with the Public Health Act and Regulations and the Swimming Pools Act.

This includes water testing and disinfection, appropriate signage including CPR instructions, fencing to restrict access and registering the spa pool on the NSW Government register.

The Department considers the Applicant can comply with the requirements of the relevant legislation associated with public swimming pools and spas and has recommended conditions to ensure the pools operated in accordance with the Swimming Pools Act and the Public Health Act and Regs.



7. Evaluation

The Department has assessed the merits of the proposal taking into consideration the issues raised in all submissions and is satisfied that the impacts have been satisfactorily addressed within the proposal and the recommended conditions.

In relation to the proposal, the Department considers that:

- the proposed works will not have an impact on threatened species, populations and ecological communities
- construction works will be undertaken in accordance with the BCA and relevant Australian Standards
- the works improve the functionality and amenity for the user of the poolside terrace and internal hotel lobby without impacting upon adjoining properties or the environment

Overall, the Department is satisfied that the Development Application has been appropriately designed and recommends that the application be approved subject to the imposition of conditions.



8. Recommendation

It is recommended that the Team Leader, Alpine Resorts Team, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report; and
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant consent to the application;
- **agrees** with the key reasons for approval listed in the notice of decision;
- **grants consent** for the application in respect of DA 9784; and
- **signs** the attached development consent and recommended conditions of consent (see attachment).

Recommended by:

Robin Ward
Planning Officer
Alpine Resorts Team



9. Determination

The recommendation is: **Adopted** / Not adopted by:

Daniel James

Team Leader

Alpine Resorts Team

as delegate of the Minister for Planning.

18/3/2019



Appendices



Appendix A – List of Documents

The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows.

1. Statement of Environmental Effects
 - http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9784
2. Submissions
 - http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9784

Appendix B – Statutory Considerations

ENVIRONMENTAL PLANNING INSTRUMENTS (EPIS)

To satisfy the requirements of section 4.15(a)(i) of the EP&A Act, this report includes references to the provisions of the EPIS that govern the carrying out of the project and have been taken into consideration in the Department’s environmental assessment.

State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 (Alpine SEPP) is the only EPI applicable to the development. Consideration of the matters to be considered is provided below:

CI 14(1) - Matters to be considered by consent authority	
(a) the aim and objectives of this policy, as set out in clause 2	The proposal is consistent with the aim and objectives of the Alpine SEPP in that it is consistent with the principles of ESD and supports the existing use of the site.
(b) the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),	The proposal is appropriate as it allows for improved amenity and functionality of the courtyard area of the TAH. Natural hazards have been adequately addressed. No natural hazards are associated with the internal component of the works.
(c) the cumulative impacts of development on existing transport, effluent management systems, waste disposal facilities or transfer facilities, and existing water supply,	The proposal does not modify the capacity or use of the area. The subject site contains the necessary infrastructure and services to support the development as proposed.
(d) any statement of environmental effects,	The SEE supplied is considered adequate to enable a proper assessment of the proposal.
(e) the character of the alpine resort,	The proposal will not alter the character of the resort, noting that the proposal is in keeping with the existing use.
(f) the Geotechnical Policy – Kosciuszko Alpine Resorts,	<p>The Department notes that the site is not located inside the G zone on the geotechnical maps.</p> <p>The Applicant seeks an exemption from the Geotechnical Policy on the basis that the proposed works involve a structure that is fully supported by an existing building (being the pool).</p> <p>The Department notes that the works to cover the pool would be supported by the existing structure as shown in the engineer’s design provided with the DA.</p> <p>No further assessment on geotechnical matters is considered necessary at the DA stage.</p>
(g) any sedimentation and erosion control measures,	Sedimentation and erosion control are not anticipated to be an issue.

(h) any stormwater drainage works proposed,	No negative impacts to stormwater or drainage are anticipated.
(i) any visual impact of the proposed development, particularly when viewed from the Main Range,	The proposal is not visible from the Main Range.
(j) any significant increase in activities, outside of the ski season,	The proposal will not result in an increase in activities outside the ski season.
(k) if the development involves the installation of ski lifting facilities,	The proposal does not involve the installation of any new ski lifting facilities.
(l) if the development is proposed to be carried out in Perisher Range Alpine Resort: the document entitled Perisher Range Resorts Master Plan and the document entitled Perisher Blue Ski Slope Master Plan,	Not applicable to proposal.
(m) if the development is proposed to be carried out on land in a riparian corridor.	Not applicable to proposal.
CI 15 – Additional matters to be considered for buildings	
Building Height	The proposed works do not increase the height of the existing building.
Building Setback	The proposed works do not impact upon the existing setbacks.
Landscaped Area	The proposed works do not impact upon the landscaped area.
CI 17 – applications referred to the Office of Environment and Heritage (OEH)	
The proposal was referred to the OEH pursuant to clause 17 of the Alpine SEPP. Refer to comments received at Section 5 and discussion, where required, on proposal at Section 6 .	
CI 26 – Heritage conservation	
European heritage	The proposal is not considered to adversely impact the heritage significance of the building see Section 6.2 of this report for discussion.
Aboriginal heritage	Due to the nature of the works not involving any ground disturbance or tree removal, there is no requirement for an Aboriginal Cultural Heritage Due Diligence Assessment.

Appendix C – Recommended Instrument of Consent

The recommended conditions of consent can be found on the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9784