

STATEMENT OF ENVIRONMENTAL EFFECTS

REDEVELOPMENT OF BLACK BEAR INN LOT 794, DIGGINGS TERRACE THREDBO ALPINE RESORT KOSCIUSZKO NATIONAL PARK



AUGUST 2019

Project: 27-19

Dabyne Planning Pty Ltd

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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.

Ivan Pasalich
Principal
Dabyne Planning Pty Ltd

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CONTENTS

1	Introduction	2
1.1	Executive Summary	2
1.2	Background	3
2	The Site and Locality	6
2.1	Locality	6
2.2	The Site	7
3	Description of the Development	10
3.1	Purpose of the Development	10
3.2	General Description	10
3.3	Design Statement	11
3.4	Pedestrian Access and Circulation	12
3.5	External Materials and Colours	12
3.6	Energy Efficiency	13
3.7	Landscaping	13
3.8	Stormwater Management	13
3.9	Waste Management	13
3.10	Construction Hours	13
4	Key Matters for Consideration	15
4.1	Built Form	15
4.2	Biodiversity	15
4.3	Aboriginal Heritage	17
4.4	Visual Impacts	19
4.5	Building Height and Views	20
5	Environmental Planning Assessment	23
5.1	Section 4.15(1)(a)(i) – Environmental Planning Instruments	23
5.2	Section 4.15(1)(a)(ii) – Draft Environmental Planning Instruments	31
5.3	Section 4.15(1)(a)(iii) – Development Control Plans	31
5.4	Section 4.15(1)(a)(iiia) – Planning Agreements	32
5.5	Section 4.15(1)(a)(iv) – Regulations	32
5.6	Section 4.15(1)(b)– Likely Impacts	32
5.7	Section 4.15(1)(c)– Suitability of the Site	33
5.8	Section 4.15(1)(d)– Submissions	33
5.9	Section 4.15(1)(e)– Public Interest	33
6	Conclusion	34
	Appendix A Photographs	
	Appendix B AHIMS Search Results	
	Appendix C Site Environmental Management Plan	

1. INTRODUCTION

1.1 Executive Summary

Dabyne Planning Pty Ltd has been engaged to prepare a Statement of Environmental Effects to accompany a Development Application (DA) to the Department of Planning, Industry and Environment (DPIE).

This application relates to a property known as 'Black Bear Inn', located at Lot 794, Diggings Terrace, Thredbo within the Kosciuszko National Park. The legal description of the property is Lot 794 DP 1119757.

The site currently comprises the existing Black Bear Inn Lodge and has an approved DA (DA 33-7-2007) to demolish the existing lodge and replace it with eighteen (18) self-contained apartments plus a caretaker's residence over six (6) levels including six (6) external parking places. This DA has been physically commenced and has therefore been activated.

The existing lodge can therefore be demolished under the current DA approval (DA 33-7-2007) as part the current approval for demolition.

The proposal is for six (6) 'duel key' self-contained apartments which allow for each of these apartments to be split into two (2) apartments or let as one (1) larger apartment, providing up to twelve (12) self-contained apartments. On the top floor, two traditional two (2) bedroom apartments are proposed, bringing the maximum total of apartments proposed to fourteen (14).

The development will comprise of a total of forty (40) beds used for the purposes of tourist accommodation.

The development will include a lobby, undercover and off-street car parking.

The development also includes a restaurant with public access from the street via a lift or a public pedestrian path from below, with its fit-out subject to a future DA. On the same level is a gym for apartment guests only.

The development will be constructed over seven (7) levels (levels 00-06) and includes parking off street at street level from Diggings Terrace, with a lift between the car park, lobby and restaurant level. One (1) apartment has been designed to be accessible for disabled persons.

Each apartment (all fourteen) is provided a parking space. The accessible apartment has an accessible parking space for disabled persons. An additional visitor space provided at street level has also been designed to be accessible for disabled persons. This space is accessed from the street at Diggings Terrace with ramp access to the apartment lobby and lift.

The construction is proposed to be principally of rendered masonry, metal cladding, concrete, stacked stone, timber cladding, and glass. These materials have been selected for the building to ensure its sympathetic and appropriate to the built environment in Thredbo. A curved stone wall is the dominant building element to the street. This sculptural stone form is punctuated by projecting boxes on the upper levels. The articulated form of projected boxes as continued around the side elevations.

The proposed building has a high level of amenity for residents, neighbours and casual visitors. Each apartment is designed with a northerly aspect with private open space and living areas taking advantage of the aspect. Windows to the side elevations are limited to reduce overlooking to neighbouring properties.

Overall, the proposal, which replaces the current DA approval, is a better design outcome overall for the site and Thredbo Alpine Resort.

A detailed description of the proposal is provided in Section 3 of the report along with the architectural drawings accompanying the Development Application.

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
- define assess the proposed development against the matters for consideration listed under Section 4.15(1) of the Environmental Planning and Assessment Act, 1979 No 203 (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.

1.2 Background

The site is currently occupied by the 'Black Bear Inn' built in the 1960s as one of Thredbo's original Tyrolean style lodges with bar, licensed restaurant and lodge accommodation.

Renovations to the lodge have been ongoing with limited minor remodelling and repairs to the exterior and interior of the building due to the nature of tourism operation of the property, construction and materiality, and age of the property. Photos of the existing lodge is provided below in figure 1.



Figure 1: Current lodge as viewed from Diggings Terrace

In 2003, the redevelopment of the Black Bear Inn was first approved comprising of a seven (7) storey lodge with fifty (50) Beds under DA-375-08-2003. The 2003 approval is required to be surrendered for the current approved development under DA-33-07-2007.

In July 2008, a Development Application (DA 33-07-2007) was lodged with the then Planning NSW (now Department of Planning, Industry and Environment) for the redevelopment of the site, including the demolition of the existing lodge and construction of a new building incorporating eight (18) self-contained apartments, plus caretaker's residence over six (6) levels. This Development Application was granted approval on 23 July 2008.

The approved development (DA 33-07-2007) also included off street parking for six (6) vehicles at the street level accessible from Diggings Terrace, a drop off parking space and one (1) of the apartments being accessible for disabled persons.

This DA has been physically commenced and is activated.

An extract of the approved site plan is provided below.

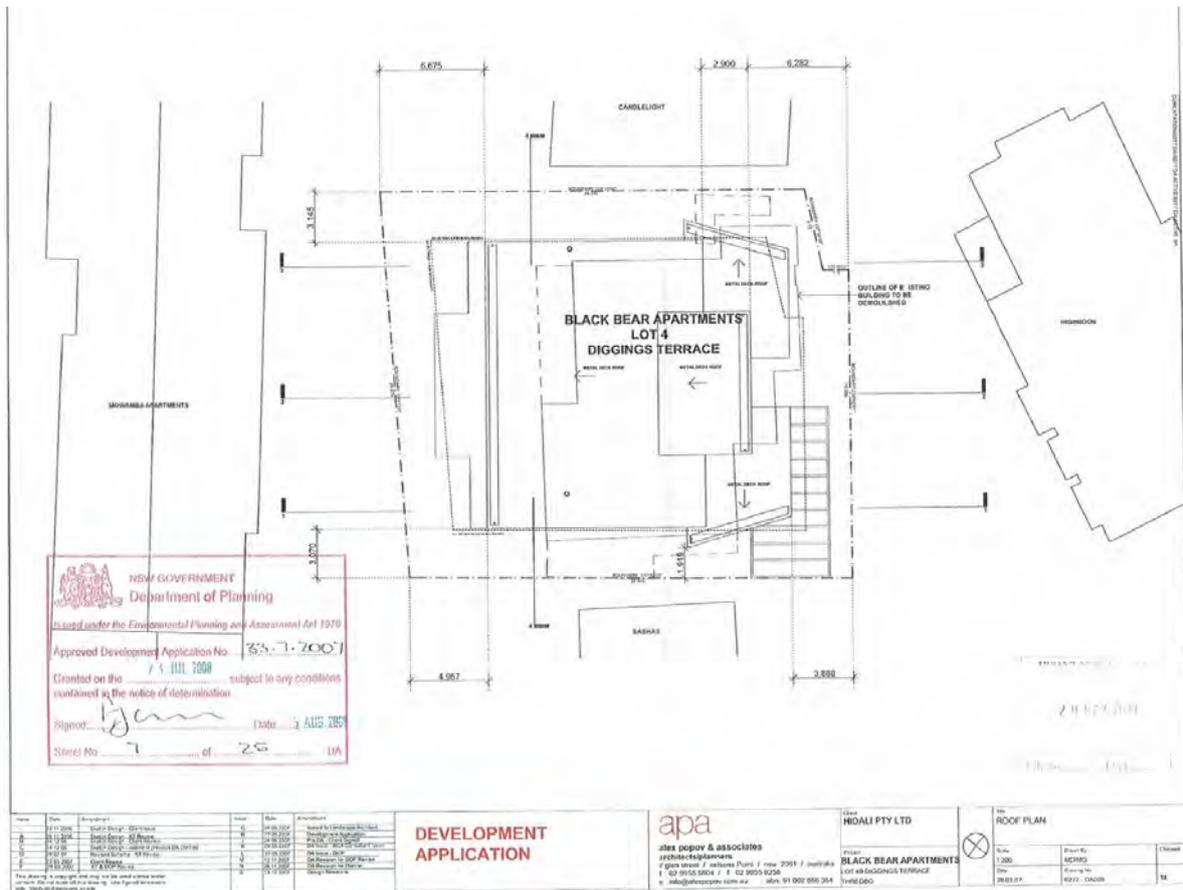


Figure 2: Approved Site Plan under DA 33-07-2007

The DA had approved the removal of three (3) mature birch trees at the rear of the property and three (3) mature conifer trees along the side boundaries.

The sublessee re-engaged PopovBass Architects (the original Architects for the current approved DA - Alex Popov and Associates - APA) to prepare a new design for the site with additional parking as a car park level (undercover within the building envelope) and a restaurant, which now forms the proposed development.

2. THE SITE AND LOCALITY

2.1 Locality

The subject site is located within the Thredbo Alpine Resort, approximately 30kms from Jindabyne. Access to the resort is achieved via the Alpine Way.

The location of Thredbo is illustrated in context with the regional locality in figure 3 below and general locality in figure 4 below.

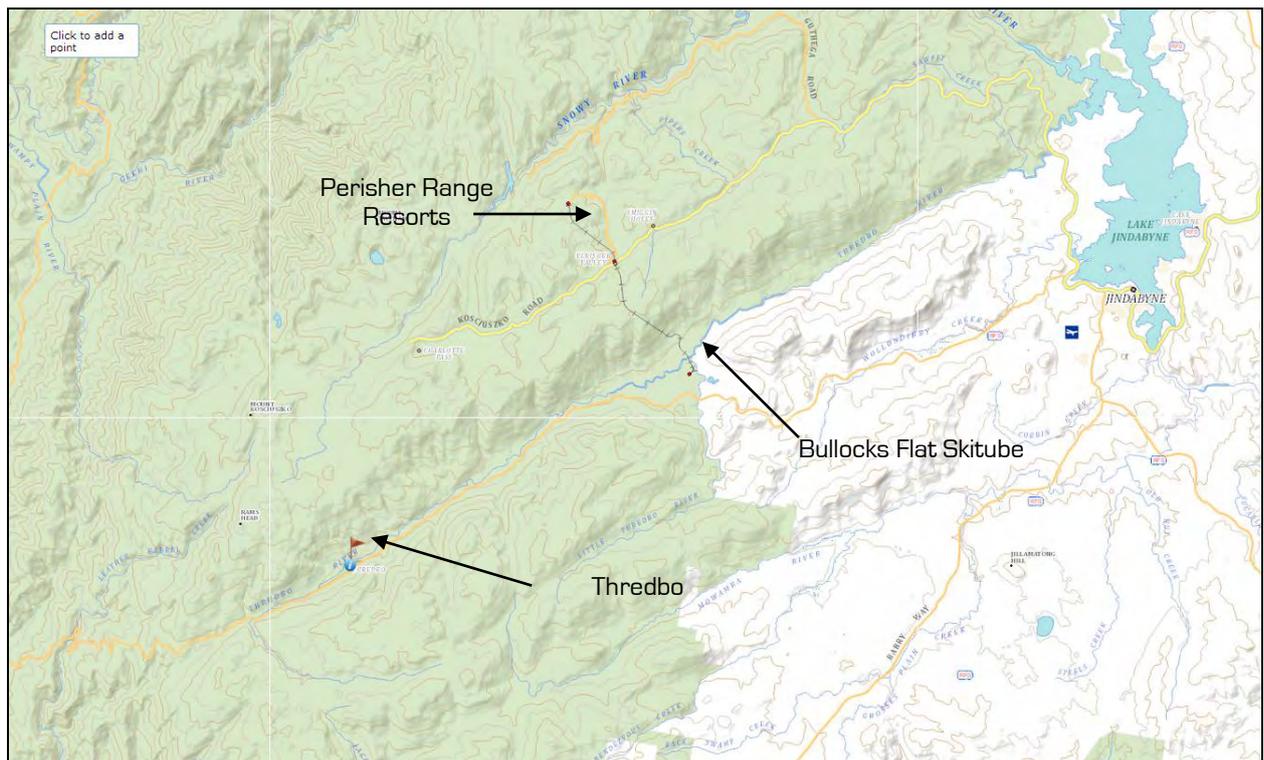


Figure 3: Context of the site within the Region

3. DESCRIPTION OF THE DEVELOPMENT

3.1 Purpose of the Development

The purpose of the development is to construct six (6) ‘duel key’ self-contained apartments plus two (2) traditional apartments, bringing the maximum total of apartments proposed to fourteen (14).

The development will include a lobby, gym, restaurant and undercover and off-street car parking facilities for the purposes of tourist accommodation.

The purpose of the proposal is to provide a more refined design, similar scale of the current approved Development Application. The proposed building will include an additional floor of undercover car parking and off-street car parking, lobby area, restaurant and gym, together with lift servicing all the apartments and one (1) apartment being accessible for disabled persons.

The development will result in the change of accommodation type previously provided from a ski lodge to apartments which is consistent with the market trend of over the past decade within Thredbo and resort communities elsewhere. In addition, the use of ‘duel-key’ apartments provide flexibility in the selling and letting of apartments, providing a mix of types and sizes of apartments.

3.2 General Description

The proposed development will incorporate six (6) ‘duel key’ self-contained apartments plus two (2) traditional apartments, bringing the maximum total of apartments proposed to fourteen (14), with a maximum of 40 beds.

A breakdown of each of the apartments with the number of beds allocated is provided below:

Table 1: Apartment Type

APARTMENT	LEVEL	APARTMENT TYPE	DUEL KEY?	NO OF BEDS
Unit 301A	Level 3	1 bedroom	Yes	2 beds
Unit 301B	Level 3	1 bedroom studio	Yes	2 beds
Unit 302A	Level 3	1 bedroom	Yes	2 beds
Unit 302B*	Level 3	1 bedroom studio	Yes	2 beds
Unit 401A	Level 4	2 bedroom	Yes	4 beds
Unit 401B	Level 4	1 bedroom studio	Yes	2 beds
Unit 402A	Level 4	2 bedroom	Yes	4 beds
Unit 402B	Level 4	1 bedroom studio	Yes	2 beds
Unit 501A	Level 5	2 bedroom	Yes	4 beds
Unit 501B	Level 5	1 bedroom studio	Yes	2 beds
Unit 502A	Level 5	2 bedroom	Yes	4 beds
Unit 502B	Level 5	1 bedroom studio	Yes	2 beds
Unit 601	Level 6	2 bedrooms	No	4 beds
Unit 602	Level 6	2 bedrooms	No	4 beds
				40 beds

* Accessible apartment

Apartment 302B has been designed to be accessible for disabled persons with direct lift access between the carpark, lobby and services level.

A car parking space for each apartment has been provided, with the accessible apartment (302B) having a dedicated accessible space undercover.

An additional parking space for disabled persons is provided for restaurant guests at street level with a shared area provided. This allows for access via a ramp and lift directly from the parking space to the Restaurant.

At the street level a garbage enclosure is provided with apartment access from each floor from the lift.

Located at Level 00, the ski store and dry room, sauna and bathrooms, bike storage and bag room are accommodated. Located at level one (level 01) the restaurant (subject to a future DA for its fitout) and separate gym. Located at level 02 is the undercover car parking accommodating twelve (12) spaces via vehicle ramp, and lobby with lift access plus additional storage. Located at Level 03-05 are the apartments, refer to Table 1 above. Located on level 06 is the penthouse apartments. A separate fire access staircase within the building envelope adjacent the lift is also provided to the apartments.

3.3 Design Statement

A design statement, prepared by PopovBass Architects - Alex Popov and Brian Bass, is provided below:

'The building has been designed to deliver a high level of amenity in a form that is sympathetic to the Thredbo context. The main façade set back from Diggings Terrace to allow curtilage to the street. A single storey lobby area is forward of the main building elevation. This low scale element defines the street edge and clear marks the entry point to the building.

The material selected for the building are sympathetic and appropriate to the built environment in Thredbo. A curved stone wall is the dominant building element to the street. This sculptural stone form is punctuated by projecting boxes on the upper levels. The articulated form of projected boxes as continued around the side elevations. To the northern façade the upper levels have deep balconies to the apartments providing shadow relief to this façade.

The southern elevation, to Diggings Terrace, is more than 2.5m below the 15m height limit along this elevation. Butterfly roof form adopts a low profile to reduce view impacts from "High Noon" and buildings to the south of the site.

As the site drops away to the north, the building exceeds the 15m height limit on the northern side, as did the approved development. Due to the topography of the land, rising to the south, and the orientation of the site, shadows cast by the building in midwinter are generally cast back on to the subject site. The shadow impact on surrounding properties are therefore not significantly different from the approved development.

The restaurant is located at the first floor. It has a form that contrasts the rectilinear form of the building above. The main window box twists to face the Village Square. It will be visible to

the square and is intended to present and active address to this area. Pedestrian path is proposed from the Village Square directly to the restaurant.

The proposed building has a high level of amenity for residents, neighbours and casual visitors. Each apartment is designed with a northerly aspect with private open space and living areas taking advantage of the aspect. Windows to the side elevations are limited to reduce overlooking to neighbouring properties.

The apartments, except for those on Level 6, have been designed with dual key access. This configuration will allow for a variety of visitor groups to stay in the building. One of the apartments and all the public areas are designed to be accessible.

Off street parking has now been provided for all apartments and will reduce pressure on the public carparks. Storage areas, designed to accommodate bicycles and other bulky items, are also provided to all apartments. Common gym and sauna areas is provided for the residents. A restaurant area is provided for public access and will be accessible from Diggings Terrace or the Village Square.

The overall amenity for both the residents and public will be a significant improvement from both the existing building and the approved development'.

3.4 Pedestrian Access and Circulation

Pedestrian access to and from the new building is provided from the street, Diggings Terrace as well as from the rear (and below) from Mowamba Place via the public footpath.

The proposed design enhances the streetscape aesthetically with an articulated architectural frontage along Diggings Terrace. In addition, the building is set back further than the existing approved DA providing a curtilage to the street. A single storey lobby area is forward of the main building elevation. This low scale element defines the street edge and clear marks the entry point to the building.

Circulation throughout the building is provided with the provision of a lift between the ground floor and lower and higher floors.

There is unrestricted access via the lobby to the restaurant (public and apartment patrons). Access to the gym and sauna is restricted for apartment patrons only. Dedicated ski, snowboard and bike storage is provided with restricted access by apartment patrons at level 00.

The proposal has dedicated car parking undercover within the apartment building footprint which is accessed by the vehicle ramp from Diggings Terrace, and the accessible lift from the lobby. The undercover parking significantly enhances pedestrian amenity and safety for public and apartment guests.

3.5 External Materials and Colours

The proposed construction is predominantly rendered masonry, metal cladding, concrete, timber cladding, stacked stone and transparent glazing with a metal roof.

A colour and finishes plan provided separately illustrates the colour scheme will blend in with the existing natural and built environment and is suitable to the common colour palette used throughout the Thredbo Village.

3.6 Energy Efficiency

The proposal incorporates improved energy efficiency (than the current approval) with each apartment designed with a northerly aspect with private open space and living areas taking advantage of the aspect. Windows to the side elevations are limited to reduce overlooking to neighbouring properties.

Compliance with Section J of the BCA will be required. This will in part be achieved by the building orientation and massing and adopting logical mechanical systems and through careful efficient fixture and fittings selections.

3.7 Landscaping

The proposed development includes landscaping of both hard and soft surfaces with the design setback further from the street than the current approved development. The proposal will result in an improved landscaping outcome for the site with removal of exotic trees which are mostly mature and towards the end of their plant life. These will be replaced with twelve (12) native Eucalypts plus a selection of native shrubs and ground cover species.

3.8 Stormwater Management

The roof design directs snow and water to a box gutter, rather than displacing snow shed to the sides of the building and onto public areas below.

Street water will be collected within the off-street parking and connected into the road stormwater system.

Roof water will be collected and directed to down pipes on each side of the building and taken to the north-east corner and connected into the existing stormwater system.

A concept stormwater management plan has been prepared by PopovBass Architects with the Hydraulic design to be finalised by a Qualified Hydraulic Engineer at Construction Certificate stage.

3.9 Waste Management

Waste management from the site will be facilitated by the provision of a resident bin store and separate restaurant bin store, accessible by the lift and provided at the street frontage along Diggings Terrace.

3.10 Construction Hours

The construction hours sought for the project are 7am-6pm seven days per week. This is due to the limited construction season as ski resort operations commence June Long weekend of each year and finish at the October long weekend.

Internal works are proposed to be undertaken during the winter season, as per previous Belvedere Construction projects in the village.

4. KEY CONSIDERATIONS

4.1 Built Form

The proposed redevelopment has been designed by PopovBass Architects to respond to the site, client directives and the current and future direction of Thredbo apartment development within the locality.

The Architects have developed a revised concept which is documented in their architectural drawings. A comprehensive site and design analysis have responded to site constraints of the site: height limit; site setbacks, landscape area, car parking and tourist and accommodation amenity.

The fragmented mass architectural forms of the apartment building interpret and respond to the varied geometry and forms of the Thredbo village architecture along the hillside at Diggings Terrace.

The built forms are highlighted with materiality choices of timber, stacked stone, brickwork, off form concrete, and transparent glazing within a monochromatic palette. The elements of balconies, openings, and the volume of built mass allow the building to be read as a cohesive form with some interest of transparency at close range, yet when viewed from the mountain will blend with the natural colours of the surrounding vegetation and existing built form within the village.

These built form features include a curved stone wall being the dominant building element to the street. This sculptural stone form is punctuated by projecting boxes on the upper levels. The articulated form of projected boxes as continued around the side elevations. To the northern façade the upper levels have deep balconies to the apartments providing shadow relief to this façade.

Regarding the restaurant located at the first floor, it has a form that contrasts the rectilinear form of the building above. The main window box twists to face the Village Square. It will be visible to the square and is intended to present and actively address to this area.

4.2 Biodiversity

The Biodiversity Conservation Act 2016 and Local Land Services Amendment Act 2016 together with the Biodiversity Conservation Regulations 2017 were enacted on the 25 August 2017 and came into effect on the 25 February 2018.

A review of the subject site in relation to the Biodiversity Values Map shows that the site is not mapped as comprising high biodiversity value, see below.

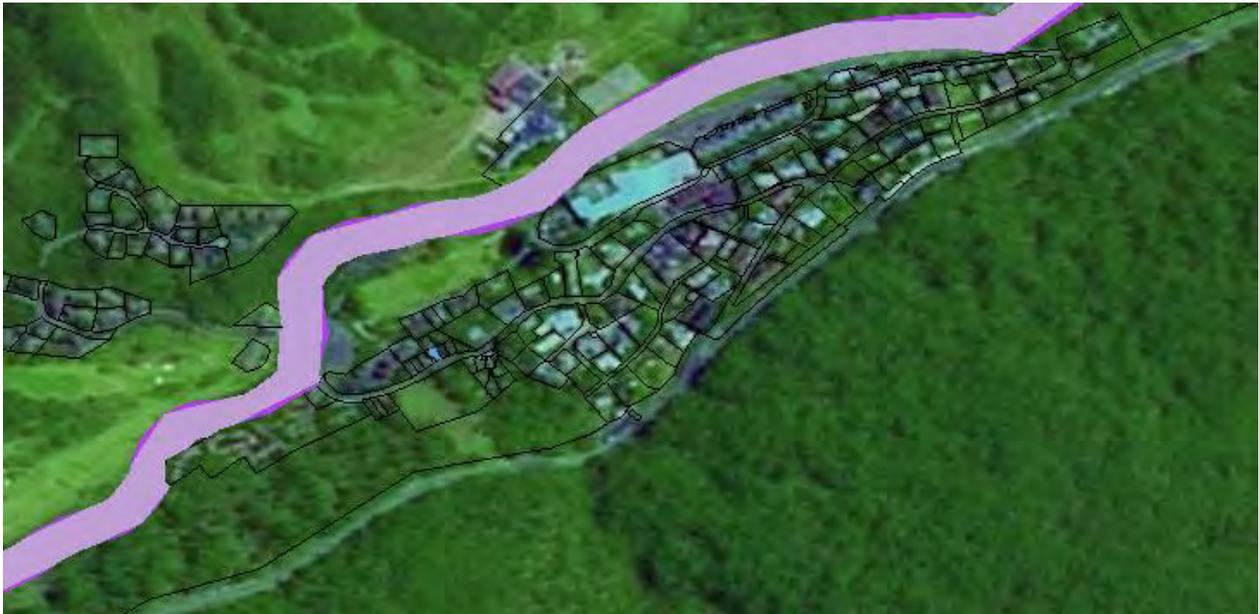


Figure 8: Extract of the Biodiversity Values Map (Source: OEH website)

Regarding the clearing threshold, the site is located within a National Park and is zoned E1 – National Park under the Snowy River Local Environmental Plan, 2013 [SR LEP, 2013].

Consequently, the site does not have a minimum lot size, under the SR LEP 2013.

Therefore, the clearing threshold is predicated on the lot size of the subject site.

With a lot size of 687.5m², the clearing threshold is 0.25ha (2500m²) of clearing of native vegetation without having to undertake a Biodiversity Assessment Method (BAM) assessment and therefore triggering the Biodiversity Offsets Scheme (BOS).

Therefore, the clearing threshold cannot be triggered.

As outlined in the Arborist assessment undertaken by Andrew Downing of Jindabyne Landscaping, the subject site mostly comprises of large exotic trees. The site however includes juvenile Eucalyptus species in the lower north-west corner. These trees will need to be removed as part of the proposed development and are not considered to be of any significance. None of these trees were assessed to be hollow bearing and of a native or conservation significance. They are highly unlikely to provide any important fauna habitats, being centrally located in the village.

Furthermore, the proposed landscape plan shows that the loss of the trees will be offset by the planting of twelve (12) endemic Eucalypts with a minimum height of 1.8m as well as an arrangement of native shrubs and ground cover species.

The proposed development therefore is not considered to affect any threatened species or ecological communities, or their habitats due to the location of the works, high level of previous disturbance plus current approval for demolition and construction of a six storey apartment building, which permits most vegetation to be removed. A 'test of significance' is therefore not required.

Therefore the BOS is not triggered and no further assessment is required under the BC Act, 2016.

4.3 Aboriginal Heritage

An assessment in accordance with the Due Diligence Code of Practice, DECCW 2010 has been followed and documented below.

Step 1. Will the activity disturb the ground surface?

Comment:

The proposed redevelopment of Black Bear Inn has already been approved under DA 33-7-2007. The subject proposal is of a similar footprint and scale of the already approved (and physically commenced) development, which allows for excavation of most of the site.

Furthermore, the site has already been highly disturbed by the original development of the lodge, driveway, carpark, road and adjacent development.

Step 2. Step 2a. Search the AHIMS database and use any other sources of information of which you are already aware.

Comment:

This search has been undertaken and provided in Appendix B. The search of the lot has found no record of any Aboriginal sites or places.

Step 2b. Activities in areas where landscape features indicate the presence of Aboriginal objects:

Consequently, if your proposed activity is:

- *within 200m of waters ,*
- *located within a sand dune system , or*
- *located on a ridge top, ridge line or headland,*
- *located within 200m below or above a cliff face,*
- *within 20m of or in a cave, rock shelter, or a cave mouth and is on land that is not disturbed land (see Definitions) then you must go to step 3.*

Comment:

The subject site is not located within a sand dune system, on a ridge top, ridge line or headland, located within 200m of a cliff face or within 20m of or in a cave, rock shelter or cave mouth.

The site is located within 200m of the Thredbo River.

However, the proposed development is located on highly disturbed land as defined, due to the previous construction of the lodge, driveway, car park, road and adjacent development including drainage & infrastructure.

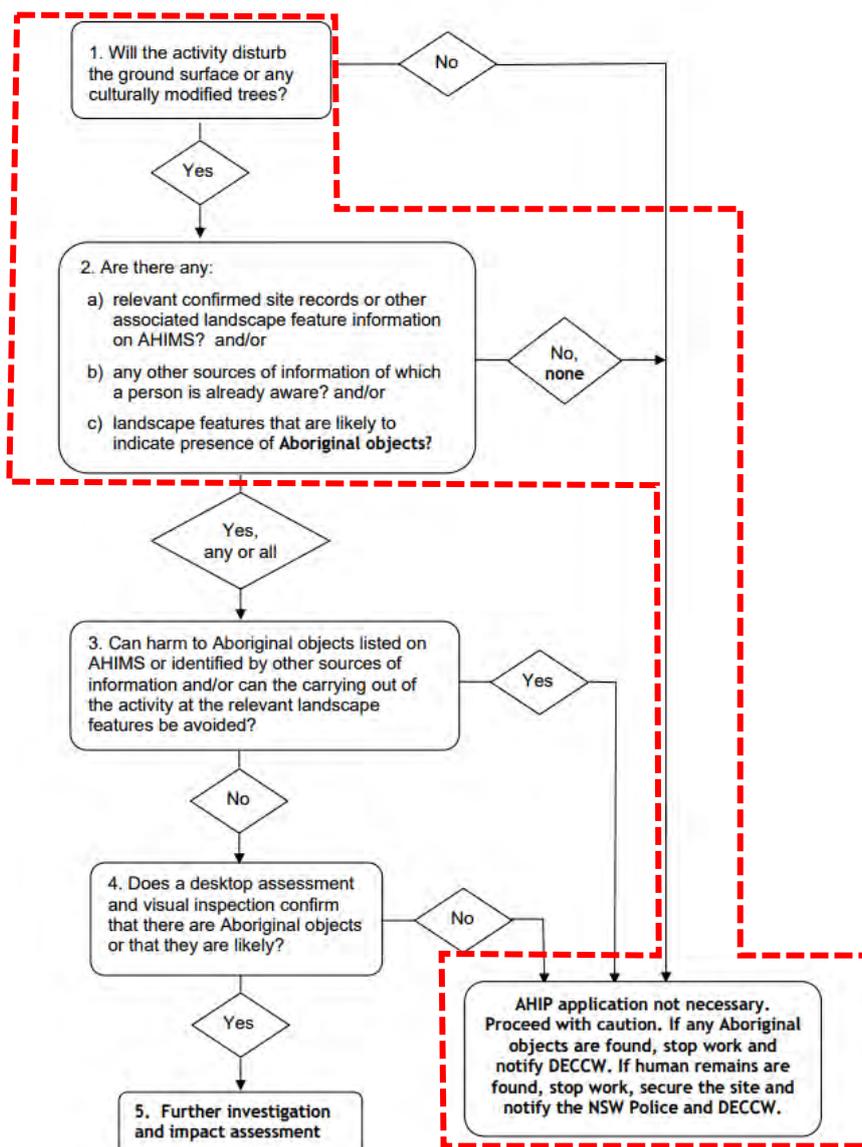
Therefore, the original soils (and hence archaeological potential) have been removed, with a high level of disturbance.

Furthermore, the current approval under DA 33-7-2007 allows for most of the site to be excavated.

Therefore, after completing steps 2a and 2b, it is reasonable to conclude that there are no known Aboriginal objects or a low probability of objects occurring in the area of the proposed activity, and the development can proceed with caution without applying for an AHIP. This fulfils all reasonable steps under the Due Diligence Code.

Therefore, there is no requirement to move onto Step 3, as per the Code below.

8 The generic due diligence process



4.4 Visual Impacts

The proposed development has been setback on the site towards the rear north western boundary and is screened from Mowamba Place below. The proposed development is mostly screened by the existing built environment, including the Squatters Run Apartments from the pedestrian plaza. In addition, the proposed landscape planting around the site boundaries will soften the architectural built form. The existing vegetation around the neighbouring buildings along Diggings Terrace and from above and below the building on neighbouring sites frame vista/views of the existing and proposed building from with vegetation. The existing and proposed building is largely hidden upon on approach up Diggings Terrace from the village and from the other direction towards Bobuck Lane.

The proposed development will be slightly higher than the approved DA building which is indicated on the architectural section drawings. The new building will have a main ridge height at RL1402.20 which is an increase in height at the south western frontage along Diggings Terrace of 1.44m from the approved development. However, the proposed development is set back further from the approved DA building footprint which softens the visual impact along Diggings Terrace.

The architecture will offer greater amenity and experiences for apartment and restaurant guests. This is achieved by the proposal including a large restaurant for the public and apartment guests. In addition, the off-street car parking along Diggings Terrace and the level of undercover car parking accessed from street level via the vehicular ramp is within the building footprint. It will accommodate the car parking for apartment guests and alleviate the current pressure on the existing car parking along Diggings Terrace and the overnight car parks.

The proposed development will present as four levels scaled in harmony with the adjacent lodges on either side at the upper slope along Diggings Terrace. Three levels will be hidden from the Diggings Terrace street view due to the slope on the site.

The new design offers a combination of fractured elements of built mass and transparency with a changing materiality [rendered masonry, metal cladding, timber cladding, off form concrete; stacked stone and glass] with openings of balconies and transparent glass walls and windows in the built form. This creates an interesting architectural form to view from the opposite ski slope which is harmonious with the surroundings and the adjacent architecture of the village.

The subject site is not visible from the Alpine Way or Main Range and its visual impacts when compared to the current approved development are considered overall positive.

4.5 Building Height and Views

The current approved development has a roof ridge height at RL 1440.76, with a chimney that exceeded this height. The approved development sought and gained approval to encroach within the 15m height limit, imposed by Kosciuszko Thredbo Pty Ltd as part of their own design guidelines.

The proposed development includes an additional storey for car parking, thereby providing additional car parking as well as a restaurant.

The development therefore is required to accommodate the additional storey to be financially viable, which therefore requires the building height to increase to RL 1402.20, with minor encroachments associated with Architectural features, being chimneys.

The proposed development roof ridge height is therefore 1.44m higher than the approved development roof ridge height.

The higher building will therefore have potential impacts on view loss, particularly from High Noon lodge, located above the road.

These impacts are acknowledged and have been ameliorated as part of the design of the proposal [when compared to the current approval] as follows:

- The proposed building has been setback further from the street boundary, therefore creating more separation.
- The use of skillion and low profile 'butterfly' roof forms lowers the height of the building whilst accommodating the additional floor for parking and a restaurant.
- The roof form has been fragmented to allow for vistas to the resorts ski slopes.
- Removal of trees. The demolition of the lodge will result in the removal of the mature exotic trees on the site which partly obstruct the current vistas from High Noon Lodge.

A series of images generated as part of the current approved development with a photomontage of the proposed development, as viewed from the High Noon lodge, are provided below.



Figure 9: View of the existing Black Bear Lodge from the High Noon balcony

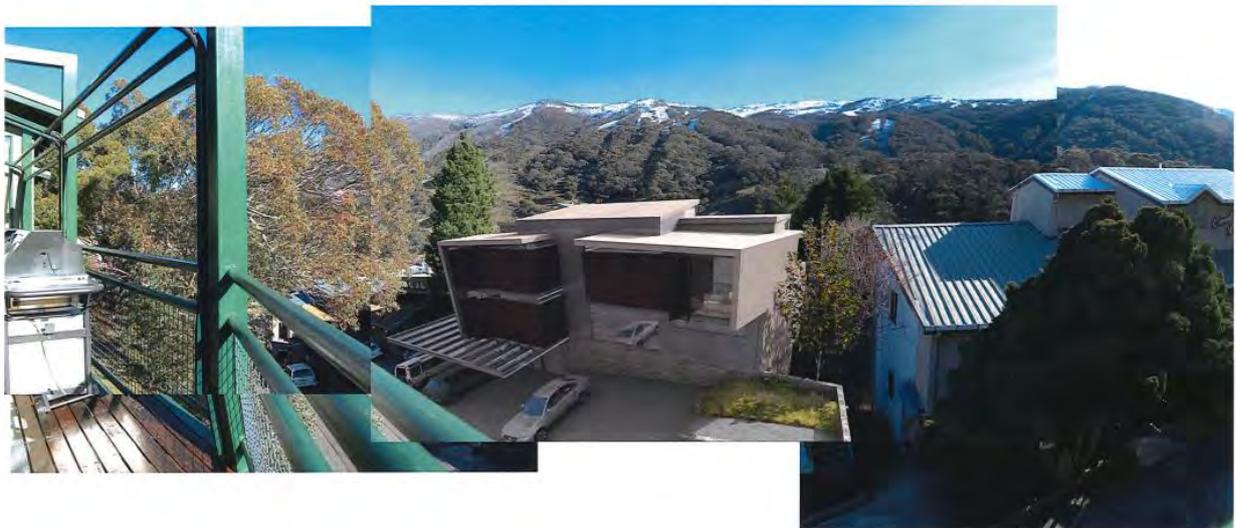


Figure 10: Photomontage of the current approved development under DA 33-7-2007 from the balcony of High Noon Lodge



Figure 11: Photomontage of the proposed development from the balcony of High Noon Lodge

These images demonstrate the impacts associated with the proposed development, when compared the current approved development. The loss of views as a result relate to a small area of the middle slopes of the mountain, with the iconic views of the top of the mountain and its skyline retained. This has been further addressed with respect to the matters for consideration under S.4.15 of the EP&A Act, 1979, below.

5. ENVIRONMENTAL PLANNING ASSESSMENT

5.1 SECTION 4.15(1)(a)(i) – ENVIRONMENTAL PLANNING INSTRUMENTS

The only applicable Environmental Planning Instrument for the proposed development is the State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 (SEPP Alpine Resorts).

State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development was specifically amended on 6 January 2007 (when the original version of the SEPP Alpine Resorts was gazetted formally known as State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development) to exclude the Alpine Resorts and is therefore not applicable.

The relevant clauses contained within State Environmental Planning Policy - SEPP (Kosciuszko National Park - Alpine Resorts) 2007 are addressed below:

Clause 11 - Land Use Table:

The land use table for Thredbo Alpine Resort specifies 'Tourist accommodation' is permitted with consent. The proposed development is for up to fourteen (14) self-contained apartments for the purposes of tourist accommodation and is therefore permissible with consent.

The restaurant is classified as a 'food outlet' and is therefore permissible with consent. The fit out of the restaurant will be subject to a future DA.

Clause 14 - Matters to be considered by consent authority:

Legislation	Response
14 Matters to be considered by consent authority	
(1) In determining a development application which 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 development offers an improved sustainable development outcome which does not result in adverse environmental, social, or economic impacts on the natural or cultural environment of the site and surrounds.</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.</i>
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:	<i>The proposed development will replace an existing lodge that has already been approved to be demolished with eighteen (18) apartments, plus caretakers' residence.</i>
(i) the capacity of existing transport to cater for peak	<i>The proposed development will reduce the</i>

<p>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>number of apartments, however will add two (2) additional beds than the current approved development plus a restaurant and car parking level.</i></p> <p><i>The proposed development provides more than double the car park spaces than the current approved development, which will reduce parking demand elsewhere in the village.</i></p> <p><i>The capacity of the existing effluent management system, waste disposal facilities and water supply are expected to accommodate the demand from two (2) additional beds, given that the overall capacity of the resort has been designed to accommodate the total beds permitted under the head lease.</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 development has been designed to respond to the site (and its constraints), the streetscape and surrounding built environment.</i></p> <p><i>The development will not alter the character of the resort or the Village core area.</i></p> <p><i>The selection of the materials and colours have been chosen to ensure that the development relates to the natural tones of the surrounding environment and character of the village.</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 is located within the 'G' line.</i></p> <p><i>A Geotechnical Risk Assessment Report and Form 1 has been prepared by Crozier Geotechnical Consultants and provided separately with the DA.</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>The proposed development will require substantial earthworks and excavations for the creation of the building foundation and ground level works.</i></p> <p><i>These earthworks and excavations will be appropriately controlled through the measures identified in the Site Environmental Management Plan provided in Appendix C.</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>The proposed development will connect into the existing village stormwater system as per the concept Stormwater Management Plan.</i></p>
<p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range,</p>	<p><i>The proposed development is considered to complement the existing built environment.</i></p> <p><i>The proposed development provides an additional storey of car parking. This provides capacity for the apartment users to park on site and under cover/off street which eases the street parking congestion.</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 will result in the replacement of an existing lodge with apartments and a restaurant with no change 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>Not applicable.</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>Not Applicable.</i></p>
<p>(2) The long term management goals for riparian land are as follows:</p>	
<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.</p>	<p><i>Not applicable.</i></p>
<p>(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is</p>	<p><i>Not applicable.</i></p>

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.	<i>Not applicable.</i>
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
<p>(1) Building height: 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:</p>	
(a) has an impact on the privacy of occupiers and users of other land, and	<i>See comments below.</i>
(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>
(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.	<i>Not applicable.</i>
<p>(2) Building setback: In determining a development application for the erection of a building on the land, consent authority must take into consideration the proposed setback of the building (where relevant) and the extent to which that setback:</p>	
(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and	<i>The proposed development, when compared to the previous approval will result in a greater front setback with a smaller rear setback.</i>
(b) assists in achieving high quality landscaping between the building and other buildings, and	
(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and	

<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><i>Impacts on view corridors are addressed in detail below, however by moving the development backward and down the site, the impacts on the lodge across the road have been further mitigated. This assists with the impact of the additional level.</i></p> <p><i>Access for pedestrians along the street will not be impeded and access is provided along the rear and side of the building</i></p> <p><i>With regard to snow deposition, the roofs have been designed to direct snow to the box gutter and retain on the roof, rather than direct over the edge onto public places.</i></p>
<p>(f) will facilitate the management of accumulated snow.</p>	
<p>(3) Landscaped area: 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 proposal includes a landscape plan which identifies the planting of native trees, shrubs and ground cover species.</i></p> <p><i>The loss of the juvenile Eucalypts will be offset by the planting of endemic Eucalypts with the overall landscaped outcome considered improved through the removal of exotic mature trees.</i></p> <p><i>The proposed landscaping is more complementary to the resort, will limit impacts with the buildings mass and bulk and improve the overall landscaped outcome for the site.</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>	

15(1) Additional matters to be considered for buildings - Building height:

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:

15(1)(a) has an impact on the privacy of occupiers and users of other land, and

Comment:

Impacts on the privacy of occupiers and users of other land principally relate to the adjoining buildings on either side of the development, being Candlelight Lodge to the north-east, Sashas Apartments to the south-west and directly above and across the road (Diggings Terrace) to the south-east at High Noon Lodge; and north-west directly below the site with Mowamba Apartments.

The proposed living areas and balcony locations are to the rear of the site. Consequently, the greatest privacy impact is on their neighbours directly below the site at Mowamba Apartments. The angulation of the slope below is acute and as a result the privacy impact is substantially reduced. The rear facade of Mowamba Apartments facade is tucked into the slope.

The context of Thredbo Alpine Resort provides only tourist accommodation be permitted, and it acknowledged and permissible that the privacy expected and enjoyed would not be the same as within a permanent residential setting.

The location of Mowamba apartments is well setback and approximately 10 metres from the development with no living areas located at the rear of the building into the terraces of the proposed development. The building facades facing north-east to Candlelight Lodge are articulated and setback from the building fenestration (envelope). The south-east facade, facing Sashas Apartments, is setback further from a ramp at level 2 and 3. The facade of the levels above has a sensitive placement of windows articulated within the building envelope to add architectural interest. Direct line of sight visual impact to windows from Sashas Apartments to the facade is handled sensitively to minimise overlooking.

15(1)(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and

Comment:

The proposed development when compared to the previously approved development is similar in bulk and scale. As the building has been setback further from the street and therefore further down the slope, the additional shadow created will also move with the only discernible additional impact on Sashas Apartments during midday during winter solstice when the sun is at its lowest angle.

The extent of change in the shadowing is very minor, particularly when the existing mature exotic trees on site are removed (which is not illustrated in the shadow diagrams).

No additional overshadowing will occur later in the day (at 3pm) in accordance with the shadow diagrams provided.

Regarding the public domain, the existing pedestrian path will not be subject to any further overshadowing as a result of the proposed development, when compared to the current approved development.

15(1)(c) has an impact on views from other land, and

Comment:

To assist in determining any potential view loss impacts generated by the proposed development on the occupants of High Noon Lodge, where the potential for view loss is considered the greatest, the planning principles for views, established by Senior Commissioner Roseth in **Tenacity Consulting v Waringah [2004] NSWLEC 140** in the Land and Environment Court of NSW have been applied and addressed in a four-step assessment below:

Step 1 - assessment of views to be affected.

'Water views are valued more highly than land views. Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, eg a water view in which the interface between land and water is visible is more valuable than one in which it is obscured'.

Comment:

The current views from High Noon Lodge as illustrated in figures 9-11 above, is towards the ski slopes of the resort. The views would be considered partially obstructed by the existing vegetation, especially by the existing large exotic tree on the boundary between Sashas Apartments and the subject site which is to be removed. Further, the northern view to the mountain and ski slope from the deck of High Noon has the proposed development placed at the right of the view frame/corridor. In addition, the existing native mature tree trunk and extensive canopy directly in front of High Noon lodge filter the view to the mountain and ski slope from High Noon Lodge.



Figure 12: View of the subject site and mountain from the lower level staircase at High Noon Lodge

The view of the ski slopes, although important would not be considered iconic as they are broad (not in one location) with views of the top of the mountain likely to be considered more important than those of the bottom of the mountain. The skyline above the ridge of the mountain would most likely be considered the most important.

Views of Valley Terminal will be obstructed by the development, however the existing lodge and more importantly the current approved development already obstruct these views anyway as does the existing vegetation.

The potential view loss from the proposal needs to be reviewed within the context of the existing approval. Thus, as indicated from the section diagram below, the potential view loss

from the existing outline of the approved apartment building and the proposed building is minimal.

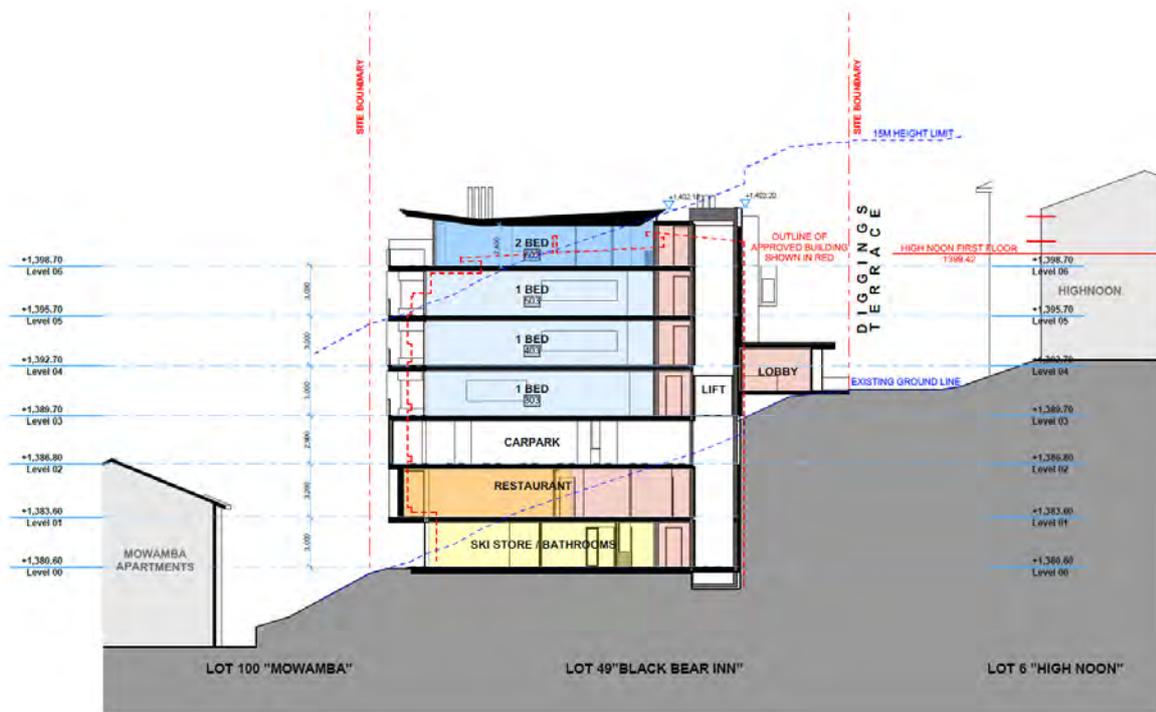


Figure 13: Section of the proposed development with the outline of the approved development

The plan shows a very similar impact on the occupiers of the High Noon Lodge and with a difference in the roof height of 1.44m at the top most ridge point between the approved building (RL 1400.76) and proposed building (RL 1402.10), the overall difference and therefore additional impact with regard to view loss is minor.

Step 2 - consider from what part of the property the views are obtained.

'For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic.'

Comment: It is recognised that views from High Noon Lodge are enjoyed from the first floor balcony and associated living areas. However as illustrated above, the loss of views when compared to the current approved development will be of a very small portion of the middle slopes of the mountain, across and not up towards the top of the mountain and skyline.

Step 3 - assess the extent of the impact.

'This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the

Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating’.

Comment:

The extent of impact when compared to the current approved development and the proposed design is minor and with the building being moved further from the street, including the use of low-profile skillion roofs, these impacts are considered overall minimal.

Views currently obstructed by the mature exotic trees that are required to be removed will be improved.

Step 4 - assess the reasonableness of the proposal that is causing the impact.

‘A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable’.

Comment:

There are no statutory or adopted planning controls under the Alpine Resorts SEPP that apply to the subject site. Kosciuszko Thredbo Pty Ltd (KT) the head lessee applies its own Development Controls to developments including a maximum height limit of 15m in the Village Core.

The current approved development encroached within the 15m height limit and the proposed development also encroaches within this height limit. However, the bulk of the encroachment into the 15m height limit occurs at the rear of the building (north-west end) where this has no additional view loss impact. The only additional view loss is at the highest roof ridge height at RL 1402.2, with an increase of 1.44m. At this point, the roof height complies with the 15m height limit as shown in figure 13 above.

Overall, the proposed development is considered reasonable given the extent of the view loss and the value of the view that will be obstructed, particularly when the difference in the impact between the current approved design and the proposed design is minor and the removal of the mature exotic trees will also improve some view lines.

5.2 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.

5.3 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.

5.4 SECTION 4.15(1)(a)(iiiia) – PLANNING AGREEMENTS

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

5.5 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.

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

Natural Environment:

The current approved development allows for most of the site to be excavated. The balance of vegetation mostly comprises of exotic mature trees with a small group of juvenile Eucalypts to be removed. This will be offset by the planting of native Eucalypts as well as shrubs and ground cover species.

The vegetation to be removed has been assessed by an Arborist and a Landscape Concept Plan has been prepared.

Impacts on the native vegetation, when compared to the current approval are therefore very minimal and will be offset by the planting proposed.

Built Environment:

The proposed development has been designed to integrate and complement the existing built environment. Consistent with similar larger scale apartment building developments in Bobuck Lane including 'Elevation', the 'Peak', and 'The Belvedere' the development has been appropriately designed to deliver a high level of amenity in a form that is sympathetic to the Thredbo context.

The proposed design will result in an improved outcome for the built environment for this site at Diggings Terrace. The quality of the development build and architecture along with the addition of a restaurant to the development will significantly enhance the public realm and tourist experience within the Thredbo resort.

Social and Economic impacts in the locality:

The proposed development is expected to have minimal social impacts with respect to the amenity enjoyed by the public and adjoining occupiers. The impacts on privacy, view loss and solar access have been documented and when compared to the previous approval are considered very minor.

The proposed development of the site will inject a large capital investment to the Thredbo Alpine Resort. The quality development will offer significant economic benefits, both short term and long term with employment opportunities in construction and hospitality.

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

The subject site has an approval for demolition of an existing lodge and the construction of eighteen (18) apartments plus a caretaker's residence over six (6) levels.

The proposed design is therefore considered suitable for the subject site with a similar built form and development footprint, building envelope and scale as the previous approved DA design.

5.8 SECTION 4.15(1)(d) – SUBMISSIONS

The consent authority may choose to notify surrounding sub-lessees, and any submission made will be required to be appropriately considered.

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

The proposed development has been carefully designed to provide a restaurant, with improved undercover parking facilities, front setback from Diggings Terrace, lift, and one (1) accessible apartment with disabled access. The proposed development design offers an improved tourist experience and architectural built form outcome for Thredbo Alpine Resort. The new development proposal is superior to the current approved DA design.

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.

Consequently, the proposed development is considered to be within the public interest.

6. 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.

As documented in this report, a current approval has been physically commenced (and is therefore activated). The current approval for the subject site permits the demolition of the existing lodge, and construction of eighteen (18) apartments for tourist accommodation plus caretakers' residence, over six (6) levels.

The proposed development sites the built architectural form further down the slope towards the rear boundary. This provides a curtilage to the street and a single lobby area forward of the main building elevation, which defines the street edge and clearly marks the entry point to the building.

The new design achieves onsite car parking along the building frontage and undercover direct access to apartments by lift, improved landscaping, and built form articulation along the streetscape. This improves the tourist experience, tourist amenity on foot and by vehicle, and scenic vistas along Diggings Terrace.

The proposal achieves more than double the car parking capacity than the current approval with both on-site and undercover car parking for the apartments within the building footprint and includes a restaurant for the public and apartment guests. This has been achieved by the addition of a level to the development. A lobby and lift services the apartments inclusive of one 'accessible' apartment for disabled persons. In addition, the new design provides a variety of apartment types with the use of a 'dual key' arrangement providing studio, one- and two-bedroom apartments.

Vehicular and pedestrian access to and from the building, and to the apartments has been improved with the new design.

Furthermore, the current design proposal responds sensitively to the prominent site location, and the surrounding built and natural environment at Thredbo Alpine Resort.

The current design proposal offers amenity for both the residents and public and will be a significant improvement from both the existing building and the current approved development.

The new development responds appropriately to the site, its locality, the site development constraints, and the character of the immediate and surrounding area. It also provides enhanced experience for the tourist with better design overall, additional car parking off street and undercover, and a restaurant.

In conclusion, the proposal, which replaces the current DA approval, is a better design outcome overall for the site and Thredbo Alpine Resort.

APPENDIX A

PHOTOS



Figure 1: View of the site and lodge from the street



Figure 2: View of the lodge and pedestrian access from the plaza below



Figure 3: View of lodge and adjacent Sashas Apartments from below



Figure 4: View along Diggings Terrace and the subject site



Figure 5: View of the lodge from High Noon Lodge (lower floors) above



Figure 6: View of the lodge from Diggings Terrace below



Figure 7: View of the lodge from Diggings Terrace, above

APPENDIX B

AHIMS SEARCH RESULTS

dabyne planning

Date: 19 July 2019

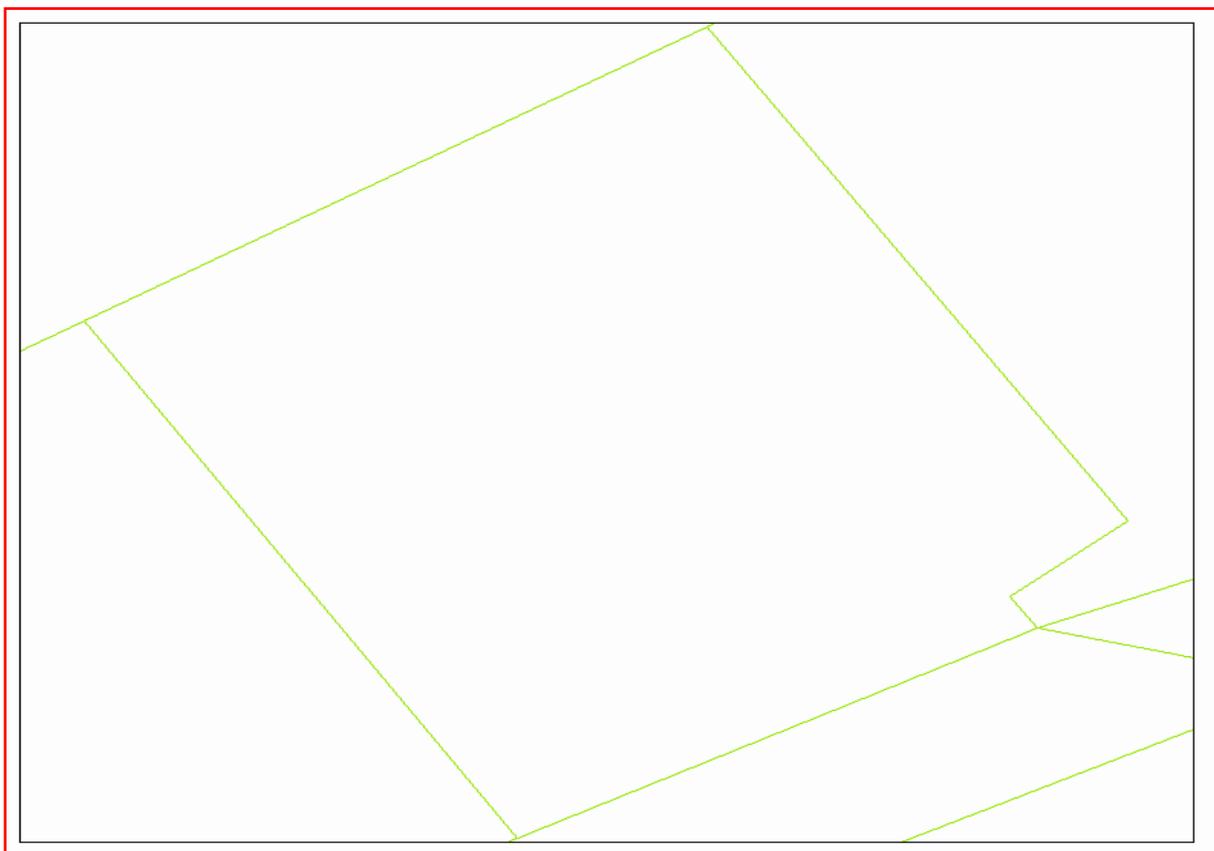
Attention: Ivan Pasalich

Email: ivan@dabyneplanning.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 794, DP:DP1119757 with a Buffer of 0 meters, conducted by Ivan Pasalich on 19 July 2019.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(http://www.nsw.gov.au/gazette\)](http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date .Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

APPENDIX C

SITE ENVIRONMENTAL MANAGEMENT PLAN

APPENDIX C

SITE ENVIRONMENTAL MANAGEMENT PLAN

Redevelopment of Black Bear Inn, Thredbo

1. Introduction

- The proposed development will require substantial excavations, extending close to all the boundaries.
- Due to the steepness of the site, lack of on-site parking and lack off-site space, environmental and construction management for the site needs to be carefully considered.
- The following report accompanies a plan prepared by Belvedere Construction (and methods).

2. Erosion & Sediment Control Management

- The deep excavations on the site will need to be managed with erosion and sediment controls to prevent or control erosion, and to capture and contain any sediment to prevent it leaving the construction site.
- This can be achieved by using either method depicted below:

Diagram A: Standard Straw Bale Filter Installation

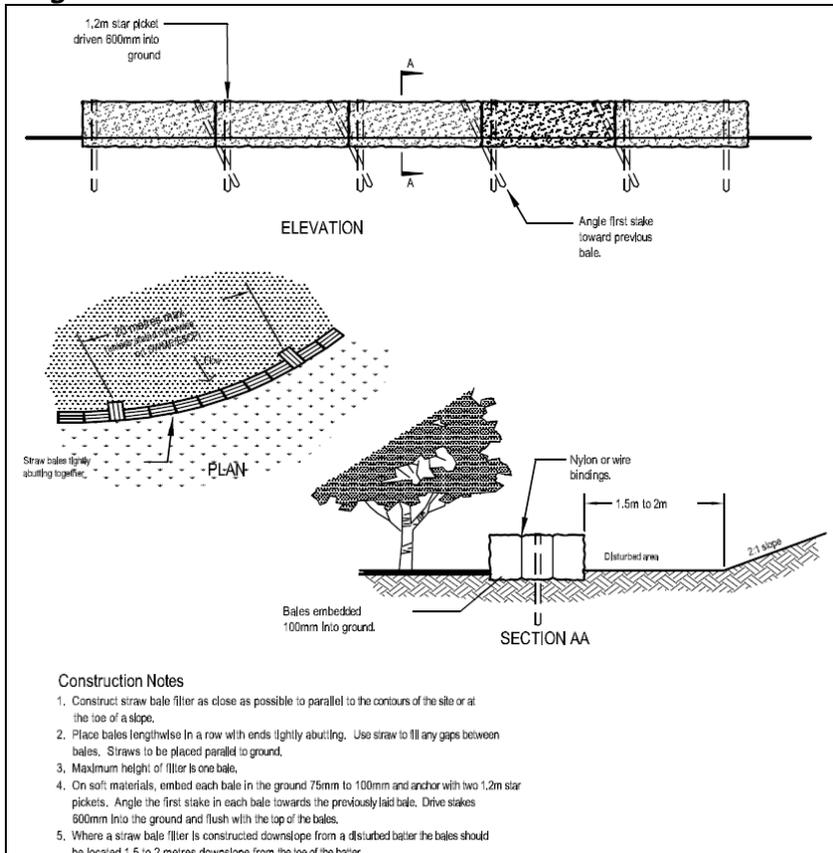
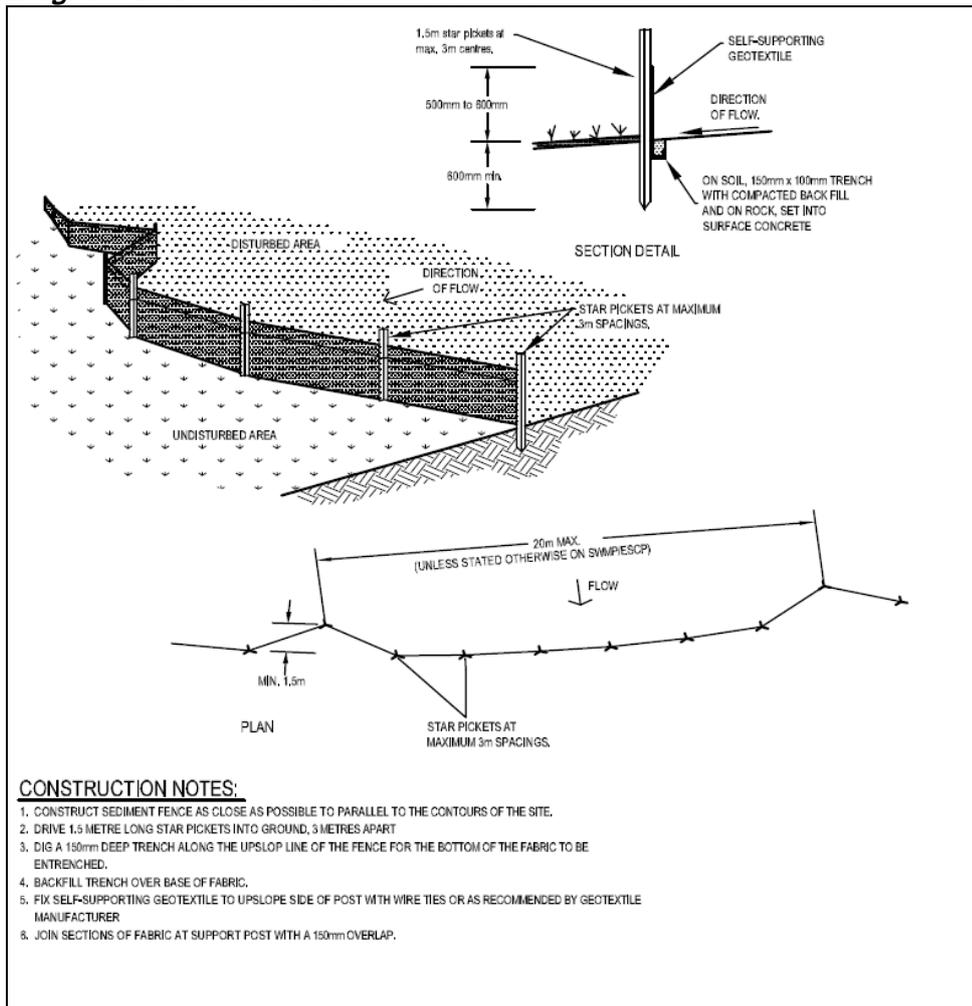


Diagram B: Standard Sediment Fence Installation



- Disturbance area will be minimised and clearly demarcated.
- Works will only be conducted within the works zone.
- Vehicle movements will be restricted to the defined roads/tracks.
- Where possible, works area will be designed to ensure stormwater runoff drains into the site.
- Where runoff from the site is required, it will be via the longest flow path possible to ensure maximise sediment retention. Flows to undisturbed areas will be prioritised.
- Where required, sediment controls will be put in place. These will include, but not be limited to, rock check dams, sediment basins, sediment fences and silt socks.
- Sediment controls will be reviewed during site inspections and/or after significant rainfall.

3. Site Compound & Construction Fencing

- A fenced compound will be established in consultation with Kosciuszko Thredbo Pty Ltd adjacent to the recycling shed compound at Friday flat car park.
- The site compound shall not be within any trafficable ways.
- Once the construction is underway, the site shed, and lunchroom will be constructed and located within the carpark level onsite.
- De-housed material will be trucked to the Jindabyne landfill depot.
- Fencing will be installed along Diggings terrace and comply with AS 4687 Temporary fencing and hoardings.

4. Traffic & Pedestrian Management

- When larger vehicle and mobile cranes are required, traffic control personnel will be stationed as required.
- If road closures are required approval will be obtained from KT and appropriate notices and signage put in the area.
- Pedestrians will be restricted from accessing the site and directed along the other side of Diggings Terrace.
- All access and car parks on Diggings Terrace will continue to have full access.
- Workers will park inside the fencing along Diggings Terrace. All loading and unloading of materials will happen within this zoning.
- Construction vehicle parking at the site during excavation will need to be restricted with parking to be provided at the Friday Flat car park. Following the construction of the car park level, construction vehicles (and tradesman's vehicles) will be able to park off the road.

5. Material Storage & Stockpiling

- Material storage during excavation of the site will need to be restricted and located within a designated area at the Friday Flat car park. Stockpiling on the site will be kept a minimum with all excavated materials to be placed within trucks immediately, when possible.
- Following excavations, materials and stockpiling will be able to be stored on-site within the work platforms constructed.

6. Concrete Truck Washing

- A bunded area for washing out concrete trucks is available at the Thredbo tip site.

7. Native vegetation and Tree Protection

- To ensure that the existing native vegetation and trees located on the adjoining allotments are appropriately protected, these areas should be cordoned off in consultation with Kosciuszko Thredbo (KT).

8. Removal of Trees

- The removal of nominated trees will be undertaken before construction commences. The trees will be cut and chipped.

9. 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.
 - 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.

10. Construction hours

- Due to the scale of the development and limited summer construction window (October to May), the construction hours will be 7am to 7pm Monday to Saturday, 7am – 5pm on Sundays and Public Holidays with no work to be permitted during the Christmas and Easter holiday period, as directed by KT when construction sites are to be shutdown and made secure.

11. Air pollution

- The construction of the proposed development is not expected to create any unnecessary air pollution.

12. Fuels and Chemicals

- The proposed development will not require the storage of fuels or chemicals on site.

13. 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 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	