

STATEMENT OF ENVIRONMENTAL EFFECTS

ADDITIONS AND ALTERATIONS 'SNOWSTREAMS UNIT 12', MACKENZIE PLACE THREDBO ALPINE RESORT



DECEMBER 2019

Project: 37-19

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 positioned above a horizontal line.

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Dabyne Planning Pty Ltd

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1. INTRODUCTION

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

The application relates to an existing chalet (dwelling) that is attached to other chalets, used for tourist accommodation and referred to as 'Snowstreams Unit 12', located on Mackenzie Place, Thredbo. The property is legally described as Lot 558 DP 1118421.

The proposal seeks consent to undertake additions and alterations to the chalet including an extension to the first floor bedroom and new timber deck with covered roof on the southern corner of the building.

The proposal also includes an external spiral staircase providing access from the first floor deck to ground level.

The proposed additions are located over a highly disturbed ground floor area that includes a concrete patio and managed lawn, with no impacts on native vegetation.

A detailed description of the proposal is provided in Section 3 of the report.

The purpose of this SEE is to:

- describe the land to which the DA relates
- describe the form of the proposed works
- define the statutory planning framework within which the DA is to be assessed and determined; and
- assess the proposed development against the matters for consideration listed under Section 4.15(1) of the Environmental Planning and Assessment Act, 1979 (EP&A Act, 1979).

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

2. THE LOCALITY & THE SITE

2.1 The 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 below:

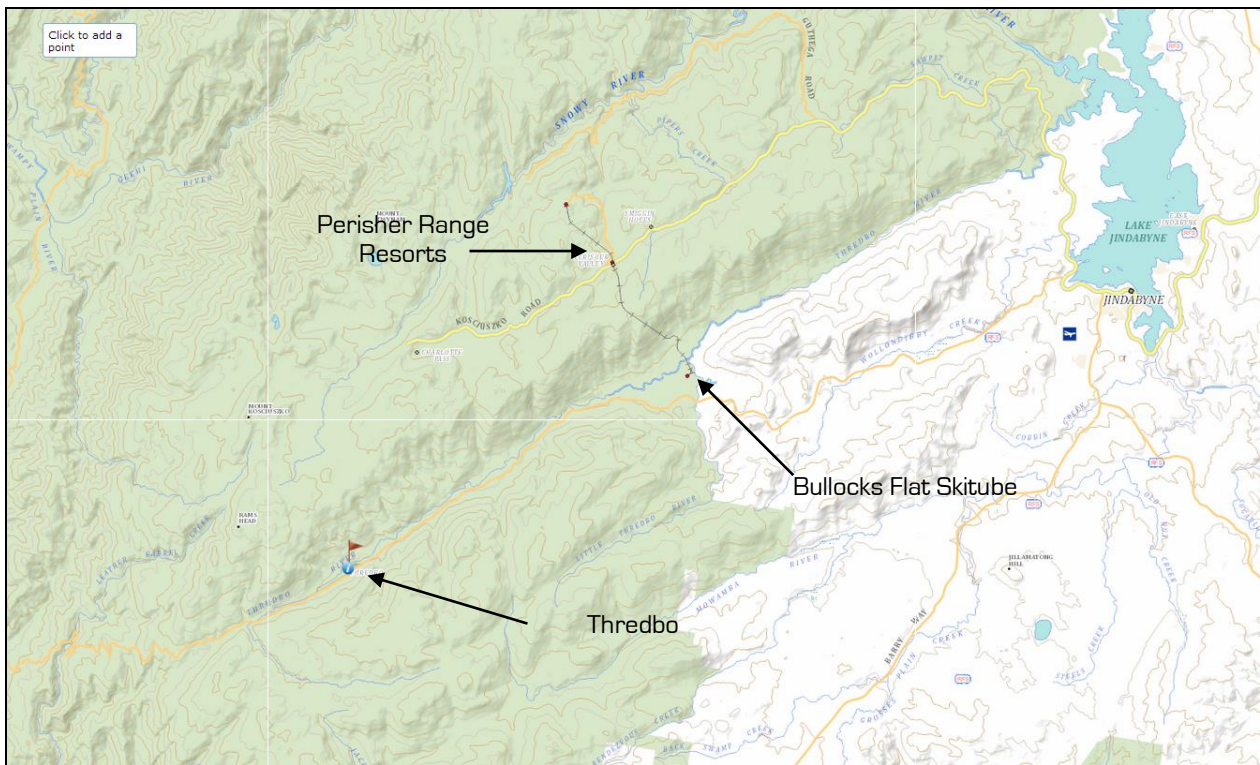


Figure 1: Context of the site within the Region



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

2.2 The Site

The subject site is known as 'Snowstreams Unit 12' and is an attached chalet (dwelling) located on an allotment with other chalets on Mackenzie Place, Woodridge, Thredbo Village. The property is legally described as Lot 558 DP 1118421.

The site is identified in figures 3 and 4 below:



Figure 3: Aerial view of the subject building in context of the locality



Figure 4 Aerial view of the subject site

3. DESCRIPTION OF THE DEVELOPMENT

3.1 General Description

The proposed development includes the following additions and alterations:

- Extend Bedroom 1 to the south-west on the first-floor level, over the existing concrete patio.
- Construct a new first floor deck to Bedroom 1 on the south-east side, with extension of existing roof over.
- Install new external spiral staircase between the new deck on the first floor and ground floor.

The overall floor area of the building is proposed to be increased by approximately 9m² with the extended first floor bedroom.

These additions have been located over a concrete patio or managed lawn and therefore will not generate any impacts on native vegetation.

Selected photos of the site are provided below:



*Figure 5:
Southern corner
of the building -
location of
proposed
additions*



Figure 6: Photo of the south-western elevation and patio – location of first floor bedroom addition



Figure 7: Photo of the south-western side and patio – location of first floor bedroom addition



Figure 8: Photo of the south-eastern elevation and location of first floor deck and staircase

Figure 9: Photo of the managed lawn to the south of the building



Figure 10: Photo of south-eastern elevation and No.11 chalet adjoining



Figure 11: Photo of the south-west elevation and location of the first floor bedroom addition



Figure 12: Photo of the managed lawn to be covered by the first floor deck



4. ENVIRONMENTAL PLANNING ASSESSMENT

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

The only applicable Environmental Planning Instrument to the proposed development and site is State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 (SEPP Alpine Resorts). The relevant clauses contained within SEPP Alpine Resorts are addressed below:

Clause 11 - Land Use Table:

The land use table for Thredbo Alpine Resort specifies that 'Tourist accommodation' is permitted with consent. The proposed additions and alterations of the existing dwelling are for the purposes of tourist accommodation and is therefore permissible with consent.

Clause 14 - Matters for consideration:

Matter for Consideration	Response
Cl.14 (1) In determining a development application that relates to land to which this Policy applies, the consent authority must take into consideration any of the following matters that are of relevance to the proposed development:	
(a) the aim and objectives of this Policy, as set out in clause 2,	<i>The proposed additions and alterations have been designed to ensure impacts on the natural and built environment are minimal. The proposed additions are considered to result in a development that is consistent with the aims and objectives set out in clause 2 of the SEPP.</i>
(b) the extent to which the development will achieve an appropriate balance between the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),	<i>The proposed development does not require any mitigation measures for environmental hazards.</i>

<p>c) having regard to the nature and scale of the development proposed, the impacts of the development (including the cumulative impacts of development) on the following:</p> <p>(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development,</p> <p>(ii) the capacity of the reticulated effluent management system of the land to which this Policy applies to cater for peak loads generated by the development,</p> <p>(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,</p> <p>(iv) the capacity of any existing water supply to cater for peak loads generated by the development,</p>	<p><i>The proposed development will result in a small increase of floor area, however the total number of beds permitted on the site will not be increased.</i></p> <p><i>This will ensure that the existing transport, reticulated effluent management, waste disposal and water supply infrastructure will not be required to be upgraded or expanded.</i></p>
<p>(d) any statement of environmental effects required to accompany the development application for the development,</p>	<p><i>This Statement of Environmental Effects satisfies this sub-clause.</i></p>
<p>(e) if the consent authority is of the opinion that the development would significantly alter the character of the alpine resort—an analysis of the existing character of the site and immediate surroundings to assist in understanding how the development will relate to the alpine resort,</p>	<p><i>The proposed additions and alterations will not alter the character of the resort and have been designed to enhance the overall amenity of the building.</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. A Form 4 Certificate will be submitted with the DA separately.</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 additions and alterations will require minor earthworks, which will be appropriately controlled through the measures identified in the Site Environmental Management Plan provided in Appendix A.</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 additions and alterations only create a very small additional roof area. Stormwater from the additional roof will connect into the existing system.</i></p>
<p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range,</p>	<p><i>The proposed additions and alterations have been designed to be compatible with the existing building and surrounding built form with no additional visual impacts generated.</i></p>

<p>(j) the extent to which the development may be connected with a significant increase in activities, outside of the ski season, in the alpine resort in which the development is proposed to be carried out,</p>	<p><i>The proposed additions and alterations are not expected to increase any 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>The proposed development is located within 40m of Thredbo River.</i></p> <p><i>The proposed additions are located on the first floor and therefore are elevated, thus minimising impacts on the riparian corridor.</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>The proposed additions are located on the first floor and therefore are elevated above a concrete patio and managed lawn. The additions therefore will not impact on of terrestrial and aquatic habitats or fauna and flora linkages.</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 maintained,</p>	<p><i>Impacts on the watercourse from sediment and erosion can be controlled via the implementation of the measures within the SEMP.</i></p>
<p>(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.</p>	

(3) A reference in this clause to land in a riparian corridor is a reference to land identified as being in such a corridor on a map referred to in clause 5.

Clause 15 - Additional matters to be considered for buildings

Matter for Consideration	Response
<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	<p><i>The additions do not extend above the existing roof line and therefore will not create further impacts with regard to privacy, solar access, views or visual impacts.</i></p>
(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	
(c) has an impact on views from other land, and	
(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and	
(e) if the building is proposed to be erected in Perisher Range Alpine Resort—needs to be limited so as to assist in maintaining the skyline when viewed from Kosciuszko Road and any other public roads, and	<p><i>Not applicable.</i></p>
(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	<p><i>Not applicable.</i></p>
(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.	<p><i>Not applicable.</i></p>
<p>(2) Building setback: In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed setback of the building (where relevant) and the extent to which that setback:</p>	
(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and	<p><i>The proposed additions and alterations are located to the south-west and south-east of the building, elevated on the first floor.</i></p> <p><i>They are occupy a small area of the existing setback, located over the top of a concrete patio and managed lawn. The additions therefore do not impact or remove important open space or landscaped areas.</i></p> <p><i>The additions will not impact on view corridors.</i></p> <p><i>They are located adjacent to open space areas. This allows for the provision for sufficient fire</i></p>
(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	
(d) is adequate for the purposes of fire safety, and	
(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and	

(f) will facilitate the management of accumulated snow.	<p><i>safety.</i></p> <p><i>Being elevated on the first floor, pedestrian access and services will not be impacted.</i></p> <p><i>The roof design appropriately manages snow deposition.</i></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>	
(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><i>The proposed additions and alterations to the existing building will be elevated, located over an existing concrete patio or managed lawn.</i></p>
(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and	<p><i>The proposed additions will not impact on the provision of open space, landscaping or amenity.</i></p>
(c) to limit the apparent mass and bulk of the building, and	
(d) as an amenity protection buffer between the proposed building and other buildings, and	
(e) as a means of reducing run-off, and	
(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.	

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

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

4.3 SECTION 4.15(1)(a)(iii) – DEVELOPMENT CONTROL PLANS

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

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

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

4.5 SECTION 4.15(1)(a)(iv) – REGULATIONS

The development application has been made in accordance with the requirements contained in Clause 50(1A) of the Environmental Planning and Assessment Regulation 2000.

In accordance with Clause 54(4) of the same regulations, the information that is required for a Construction Certificate, including information in relation to any BCA assessment or Access to Premises Standard is not required to be provided for a DA in relation to either building or subdivision work. This is to ensure that the consent authority does not oblige the applicant to provide construction details up-front where the applicant may prefer to test the waters first and delay applying for a construction certificate until, or if, development consent is granted.

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

Natural Environment:

Impacts on the natural environment have been minimised by the siting and design of the additions on the first floor, over highly disturbed areas with no impacts on native vegetation proposed.

Built Environment:

The proposed additions and alterations have been designed to integrate with the existing building. The impacts on the built environment are considered minimal.

Social and Economic impacts in the locality:

The proposed additions and alterations have been designed to minimise any amenity impacts on the neighbouring properties and are not expected to generate any negative social or economic issues, while providing greater amenity to the guests of the building.

The proposed works will result in the building being improved with the investment in the building resulting in a positive economic impact with a number of short-term construction jobs being generated.

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

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

4.8 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.

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

The proposed additions and alterations are considered to be within the interest of the public, as they will result in an improvement to the building, whilst limiting impacts on the natural environment.

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.

4.10 BIODIVERSITY CONSERVATION ACT, 2016

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 (the allotment) is not mapped as comprising high biodiversity value, see below.



In regard to 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 approximately 2500m², 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.

Furthermore, the additions are located on the first floor over an existing concrete patio and managed lawns, with no impacts on native vegetation proposed.

Therefore, the BOS is not triggered and a five part test is not required and no further assessment under the BC Act, 2016 is considered necessary.

5. CONCLUSION

The proposed development has been considered in regard Section 4.15 of the EP&A Act, 1979 and State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

The proposal has been found to be consistent with the above legislation and Environmental Planning Instrument, as detailed in the above report.

The proposed additions will provide a larger bedroom and deck, all located on the first floor thus limiting impacts on the river. The additions have been located over a concrete patio or managed lawn and will not impact upon native vegetation.

Overall, the proposal will result in a development that appropriately responds to the site, its locality and the character of the immediate and surrounding area and will ultimately result in an improvement to the chalet without generating any negative environmental or social impacts.

APPENDIX A

SITE ENVIRONMENTAL MANAGEMENT PLAN

APPENDIX A

SITE ENVIRONMENTAL MANAGEMENT PLAN

Snowstreams Unit 12, Mackenzie Place, Thredbo

1. Introduction

As detailed in the Statement of Environmental Effects, the proposed additions and alterations to an existing chalet used for the purpose of tourist and visitor accommodation.

The following plan has been provided to identify the appropriate location for access for construction vehicles, material storage, erosion and sediment controls.

2. Erosion and Sediment Control Management

Appropriate environmental management controls will be required to manage soil and surface water during the construction of the development, particularly with the sites proximity to Thredbo River. Temporary controls will include either a straw bale filter, installed as illustrated Diagram A or a sediment fence in accordance with Diagram B below.

Diagram A: Standard Straw Bale Filter Installation

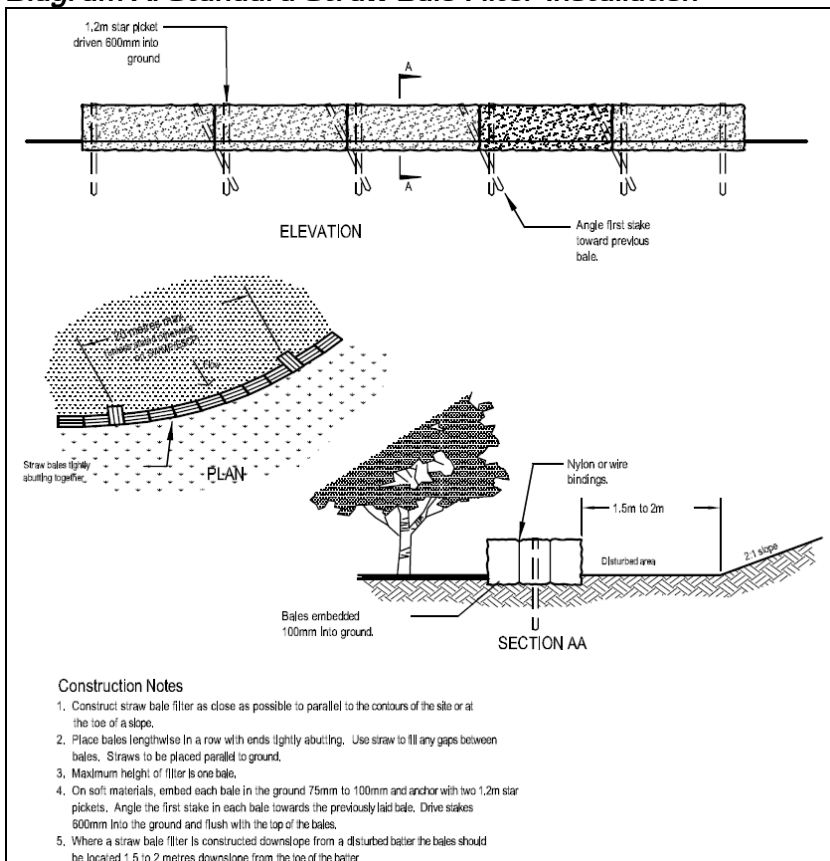
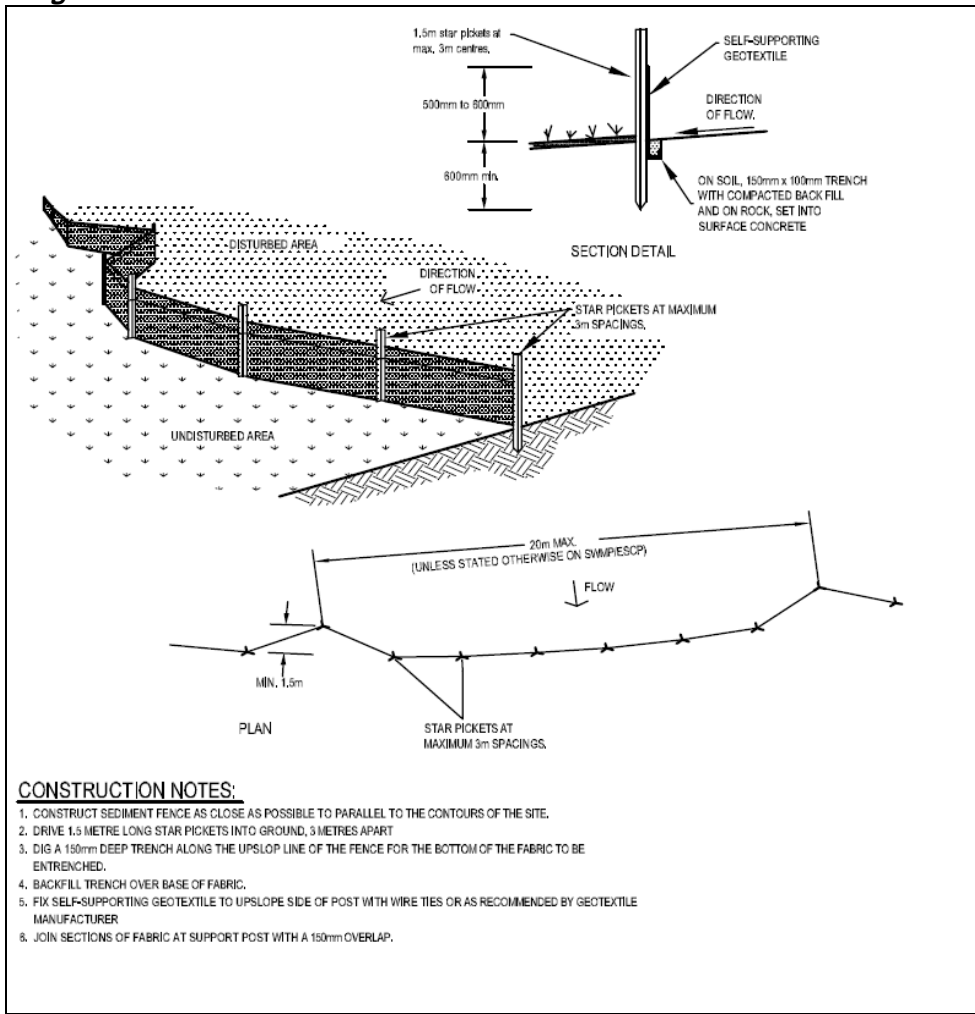


Diagram B: Standard Sediment Fence Installation



These controls are to be located downslope of the proposed works, to manage sediment and protect the Thredbo River.

3. Access & Vehicle Parking

Access to the site will be achieved via the driveway within the Snowstreams complex, off Mackenzie Place. The garage and parking space in front can be used for construction vehicles, as shown below in figure 1.



Figure 1: Parking for construction vehicles

4. Material Storage

Material storage for the development can be placed under the deck (where the white vehicle in figure 1 is located).

5. Waste Management

To ensure that waste is managed, the following controls and measures are to be adhered to:

- All litter generated on site is to be disposed of in appropriate bin provided on site and disposed at Thredbo tip.
- The use of a 'Skip Bin' for construction waste is preferred.
- All 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.

6. Noise and vibration pollution

The intended hours of operation is from 7am to 5pm Monday to Friday, 8am – 5pm on Saturday with no work on Sundays or Public Holidays from October through to May of each year. No construction is to take place from June through to September.

Noise pollution is not expected to be an issue from the construction of the proposed works.

7. Air pollution

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

8. Fuels and Chemicals

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

9. Emergency Procedures

In case of an emergency, the following key emergency response contacts are provided below:

Key Emergency Response Contacts

Organisation	Emergency Phone	Non Emergency Phone
NSW Police	000	Jindabyne: 6456 2244
NSW Fire and Rescue	000	Perisher: 6457 5037 Jindabyne: 6456 2476
NSW Ambulance	000	Perisher: 131 233
Medical Centres	Perisher (Winter Only): 6457 5266 Jindabyne: 6457 1221	
National Parks and Wildlife Service (NPWS)/OEH	1800 629 104	Perisher: 6457 4444 Jindabyne 6450 5555
Roads and Maritime Services	Traffic incidents & road conditions: 131 700 Road closures and special events: 132 701	
Environment Protection Authority Environment Line	131 555	
NRMA Road Service	Jindabyne: 6456 1159	