



Kosciuszko Chalet Hotel, Charlotte Pass

Development Application Assessment
DA 10130

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

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Glossary

Abbreviation	Definition
BCA	Building Code of Australia
BC Act	<i>Biodiversity Conservation Act 2016</i>
BC Regulation	<i>Biodiversity Conservation Regulation 2017</i>
BVM	Biodiversity Values Map
Consent	Development Consent
CPP	Community Participation Plan
Department	Department of Planning, Industry and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
KNP	Kosciuszko National Park
Minister	Minister for Planning and Public Spaces
NPWS	National Parks & Wildlife Service
RFS	NSW Rural Fire Service
Planning Secretary	Secretary of the Department of Planning, Industry and Environment
SEPP	State Environmental Planning Policy

Executive Summary

This report provides an assessment of a Development Application (DA 10130) seeking approval to construct a portico entry off the side of the Kosciuszko Chalet Hotel, Charlotte Pass Alpine Resort within Kosciuszko National Park (KNP). The Applicant is Charlotte Pass Snow Resort Pty Ltd.

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

Consistent with the Department's Community Participation Plan, the Department of Planning, Industry and Environment (the Department) did not exhibit the proposal as the works are located more than 50 metres away from a tourist accommodation building. The Department however made the application publicly available on Department's website. The Department received submissions from the NSW Rural Fire Service (RFS) and the National Parks and Wildlife Service (NPWS). No submissions from the public were received.

The Department has assessed the proposal in accordance with relevant matters under section 4.15(1) and the objects of the *Environmental Planning and Assessment Act, 1979* (EP&A Act), the principles of Ecologically Sustainable Development, and issues raised in all submissions.

The Department considers the proposal is acceptable as:

- there will not be a significant impact on any threatened species, populations or ecological communities as confirmed by the Applicant and concurred with the NPWS
- the proposal has adequately considered the sites heritage significance
- the works are aimed at providing a covered entrance to the hotel for day visitors coming to the resort via oversnow transport
- the proposal is appropriate and does not impact upon any adjoining properties

The Department's assessment concludes the application is in the public interest as it supports the ongoing use of the existing building for tourist accommodation which supports the regional plan for the locality and maintains its consistency with the Alpine SEPP.

The Department therefore recommends the application be approved subject to conditions.

Contents

1	Introduction	1
	1.1 Site location and context	1
2	Project	3
3	Strategic context	4
4	Statutory Context	5
	4.1 Consent Authority	5
	4.2 Permissibility	5
	4.3 Other approvals	5
	4.4 Mandatory Matters for Consideration	5
5	Engagement	8
	5.1 Department's Engagement	8
	5.2 Summary of submissions	8
	5.3 Key Issues - Government Agencies	8
6	Assessment	10
	6.1 Heritage significance of the site	10
	6.2 Built form and impacts of the works	11
	6.3 Design details and standards	11
	6.4 Managing construction impacts	12
7	Evaluation	13
8	Recommendation	14
9	Determination	15
	Appendices	16
	Appendix A – List of referenced documents	16
	Appendix B – Statutory Considerations	17
	Appendix C – Recommended Instrument of Consent	21

1 Introduction

This report provides an assessment of a Development Application (DA 10130) seeking approval to construct a portico entry off the side of the Kosciuszko Chalet Hotel at Charlotte Pass Alpine Resort within KNP.

The proposal includes the construction of a portico entry off the site of the Hotel to provide access, predominantly for day visitors, into the lower portions of the Hotel.

The application has been lodged by Charlotte Pass Snow Resort Pty Ltd (the Applicant) under Part 4 of the EP&A Act.

1.1 Site location and context

The site is located in Charlotte Pass Alpine Resort, which is in the southern part of KNP (**Figure 1**). The proposal is located within the Kosciuszko Chalet Hotel, which is a timber and masonry tourist accommodation building providing accommodation, restaurant, cafeterias and bars for visitors and guests of the hotel (**Figure 2 and 3**).

Constructed in the 1930s, the Kosciuszko Chalet Hotel is a heritage item representing one of the first commercial hotels in the ski resort areas of NSW and is an important building associated with early recreational skiing in the KNP. The Chalet has a licence for 161 beds under its lease.



Figure 1 | Site in context of Charlotte Pass Village (Source: SIX Maps 2020)



Figure 2 | Kosciuszko Chalet Hotel viewed from adjoining ski slope (Source: Department photograph 2010)



Figure 3 | Previous portico at the site – now removed (Source: Google Maps 2020)

2 Project

The application seeks approval for external additions (a new portico entry for access to the Cellar Bar (Figure 4) to the Kosciuszko Chalet Hotel by undertaking the following works:

- construction of a concrete slab
- stone work to 1.505 metres (to match existing stone work on the Hotel)
- support posts for the roof structure (with the roof to match the existing roofs on the Hotel)
- new handrails to 1 metre along the adjoining openings

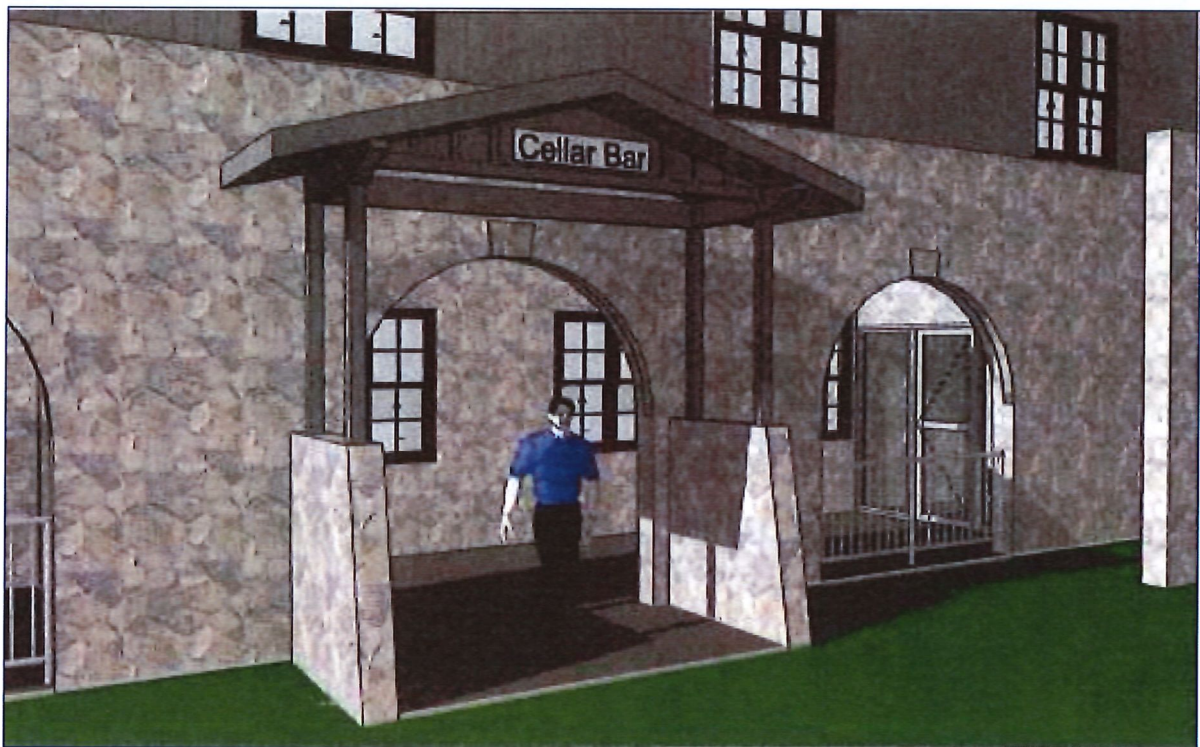


Figure 4 | Proposed portico structure (Source: Applicant's documentation)

The Applicant indicates that the works have been designed to match the existing entrance to the Hotel keeping in mind the heritage of the building and surrounding area.

The proposal has a cost of works of approximately \$15,000.

3 Strategic context

The Snowy Mountains region offers a diverse and unique mix of visitor destinations including the KNP, the alpine resorts, the iconic Snowy River and the highest mountains on the Australian continent. A strong tourism economy is driven mainly by skiing and related winter sport experiences during the peak winter season. The region, including the alpine resorts, also provides opportunities for a range of other recreational activities during the warmer months such as hiking, fishing, kayaking and mountain-biking. The resorts are important to NSW due to their economic and social contribution as well as their location within a unique alpine environment. The two main documents that support the strategic context of the alpine resorts are the *South East and Tableland Regional Plan 2036* and the Alpine SEPP.

South East and Tableland Regional Plan 2036

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

In relation to the alpine resorts, the Regional Plan seeks to promote more diverse tourism opportunities in the Snowy Mountains that will strengthen long-term resilience while acknowledging the environmental and cultural significance of the locality.

The Department considers the proposal is consistent with the Regional Plan as it would maintain the existing use of the site for tourist accommodation and improves access into the tourist accommodation building for its guests and visitors, which maintains visitation to the NSW ski resorts.

Alpine SEPP

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

The Department considers the proposal is consistent with the Alpine SEPP as the proposal would not have an impact on the environment, is sympathetic to the heritage significance of the site and would improve the building to the benefit of users.

4 Statutory Context

4.1 Consent Authority

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

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

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

4.2 Permissibility

The proposal includes external additions to the building while maintaining the use of the site consistent with the definition of 'tourist accommodation'. Pursuant to clause 11 of the Alpine SEPP, 'tourist accommodation' is permissible with consent within the Charlotte Pass Alpine Resort.

4.3 Other approvals

Rural Fires Act 1997

As the works include external additions to a tourist accommodation building located on bushfire prone land, an approval is required from the NSW Rural Fire Service (RFS) under Section 100B of the *Rural Fires Act 1997* in the form of a Bushfire Safety Authority. Refer to **Section 5** for further discussion on this component.

4.4 Mandatory Matters for Consideration

Objects of the EP&A Act

The Department has considered the proposal against the relevant objects of the EP&A Act in **Appendix B**. The Department is satisfied the proposal is consistent with the objects as:

- works are aimed at improving the functionality of an existing tourist accommodation building, thereby supporting the orderly and economic use of the site
- there would not be an impact on the environment thus being ecologically sustainable development

Ecologically Sustainable Development (ESD)

The EP&A Act adopts the definition of ESD found in the *Protection of the Environment Administration Act 1991*. ESD initiatives and sustainability have been adequately considered by the Applicant and mitigation measures are proposed to be incorporated into the design.

The proposal is consistent with the ESD principles and the Department is satisfied the proposed works have been developed having regard to the ESD principles, in accordance with the objects of the EP&A Act as follows:

- the works are aimed at upgrading an existing entrance area to the tourist accommodation building, thereby supporting the orderly and economic use of the site
- there would not be an impact on the environment thus being ecologically sustainable development
- the proposal does not impact upon cultural heritage, including Aboriginal cultural heritage

Biodiversity Conservation Act 2016

Section 1.7 of the EP&A Act requires the application of the *Biodiversity Conservation Act 2016* (BC Act) in connection with the terrestrial environment. The BC Act introduced a Biodiversity Offsets Scheme that applies when:

- the amount of native vegetation being cleared exceeds a certain threshold area; or
- the impacts occur within an area mapped on the Biodiversity Values Map (BVM) published by the Minister for Environment; or
- the ‘test of significance’, in section 7.3 of the BC Act, identifies that the development or activity is likely to significantly effect threatened species or ecological communities, or their habitats; or
- the works are carried out in a declared area of outstanding biodiversity value.

No native vegetation impacts are expected given the nature of the works and the Department notes that the site is located outside of an area mapped on the BVM. The proposal (including material storage) is not considered to have a significant effect on threatened species or ecological communities, or their habitats. The Department also notes that there is currently no declared area of outstanding biodiversity value within Kosciuszko National Park.

Considerations under section 4.15 of the EP&A Act

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

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

Table 1 | Section 4.15(1) Matters for Consideration

<p>(a)(i) any environmental planning instrument (EPI)</p>	<p>The Alpine SEPP is the only EPI which applies to the site for this type of development. An assessment against the requirements of the Alpine SEPP is provided in Appendix B.</p> <p>The Department is satisfied that the application is consistent with the requirements of the Alpine SEPP.</p>
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(a)(ii) any proposed instrument	Not applicable.
(a)(iii) any development control plan	Not applicable.
(a)(iiia) any planning agreement	Not applicable.
(a)(iv) the regulations	<p>The application satisfactorily meets the relevant requirements of the EP&A Regulation, particularly the procedures relating to development applications (Part 6) and fees (Part 15, Division 1).</p> <p>The Department has undertaken its assessment in accordance with all relevant matters as prescribed by the regulations, the findings of which are contained within this report.</p>
(a)(v) any coastal zone management plan	Not applicable.
(b) the likely impacts of that development	The Department has considered the likely impacts of the development, with no environmental impacts likely to occur as a result of the proposal. The proposal is considered to have positive economic and social impacts.
(c) the suitability of the site for the development,	The site is suitable for the development and supports the ongoing use of the building.
(d) any submissions made in accordance with this Act or the regulations,	Consideration has been given to agency submissions received during the exhibition period. See Section 5 of this report.
(e) the public interest.	<p>The works are consistent with the aim and objectives of the Alpine SEPP, would be compatible to the uses of the locality and there would not be an adverse impact on the environment. The proposal is consistent with the principles of ESD.</p> <p>As such, the proposal is in the public interest.</p>

5 Engagement

5.1 Department's Engagement

The Department's Community Participation Plan, November 2019, prepared in accordance with schedule 1 of the EP&A Act requires applications of development consent to be exhibited for a period of 14 days. However, applications under the Alpine SEPP are not required to be public exhibited if the proposal relates to works which are wholly internal to a building or where the site is located more than 50 metres away from a tourist accommodation building.

Due to the works being located more than 50 metres away from a tourist accommodation building the Department did not exhibit the application. The application was however made available:

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

The application was forwarded to State government agencies in writing, including:

- the RFS pursuant to Section 4.46 of the EP&A Act (integrated development) as a Bushfire Safety Authority under the Rural Fires Act 1997 is required for the development to be carried out
- the NPWS pursuant to clause 17 of the Alpine SEPP

5.2 Summary of submissions

The Department received comments from the RFS and NPWS. No public submissions were received.

5.3 Key Issues - Government Agencies

The RFS did not object to the proposal and has issued a Bush Fire Safety Authority (BFSA) under clause 100B of the *Rural Fires Act 1997*.

The NPWS did not object to the proposal and provided comments on leasing and KNP Plan of Management, protection of native vegetation, fauna and fauna habitats. NPWS also:

- concurs that the development does not trigger the Biodiversity Offset Scheme and is unlikely to significantly affect threatened species
- commented that the Statement of Heritage Impact has demonstrated the due consideration had been given to the provisions of the Chalet Conservation Management Plan in the proposed design, with the design considered to be sympathetic to and respectful of the cultural significance of the building in terms of the proposed dimensions, materials and colours of the portico
- requested the Applicant undertake Aboriginal Cultural Heritage Due Diligence for all works that involve ground disturbance

- recommended conditions to address machinery and equipment handling, materials and stockpiling, and rehabilitation of the site

The Applicant provided additional commentary to address Aboriginal Cultural Heritage Due Diligence, which was reviewed by the NPWS. NPWS commented that the Aboriginal Cultural Heritage Assessment has followed a suitable process and due diligence in determining that the proposed works are unlikely to harm Aboriginal objects.

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

6 Assessment

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

- heritage significance of the site
- built form and impacts of the works
- design details and standards
- managing construction impacts

Each of these issues is discussed in the following sections of this report.

6.1 Heritage significance of the site

Kosciuszko Chalet Hotel is listed as a heritage item under Schedule 3 of the Alpine SEPP, which adopted the recommendations of the Ski Resorts Heritage Study (1998).

Careful review of heritage impacts is therefore required as part of the Department's assessment, including an assessment of the proposal under Clause 26 of the Alpine SEPP that requires the Applicant to consider the heritage significance of the heritage item, which may include a Statement of Heritage Impact (SOHI).

Given the significance of the site (being the oldest remaining accommodation building in the ski resorts) David Hogg Pty Ltd and Ken George Pty Ltd, in association with Freeman Collett and Partners Pty Ltd & Matthew Higgins, prepared the '*Charlotte Pass Chalet Conservation Plan*' for NPWS in March 1993. The preparation of the plan was undertaken to provide an objective assessment of cultural significance of the Kosciuszko Chalet Hotel, that reflects and seeks to preserve this significance as far as practicable.

The Conservation Plan has a number of components, including references to the external fabric of the building, that the proposal has had regard to and is discussed below:

The Applicant

To support the proposal, the Applicant provided a Statement of Heritage Impact from Eric Marten & Associates, which included the following on the site and proposal:

- The proposed portico attaches to previous extensions to the building but removes a very unsympathetic addition and provides a design which uses materials and details of the existing building. This will improve the appearance of the building.
- Despite major changes to the building over the years which have compromised its architectural and aesthetic qualities, the citation rates the innovative design and architectural values as significant. The proposed work will not adversely affect these. The existing building includes a stone base with timber above and the proposed portico repeats this language and design principle.
- The new portico will not adversely affect the significance of the Kosciuszko Chalet Hotel.

NPWS

The NPWS provided the following comments:

- the Statement of Heritage Impact has demonstrated the due consideration had been given to the provisions of the Chalet Conservation Management Plan in the proposed design, with the design considered to be sympathetic to and respectful of the cultural significance of the building in terms of the proposed dimensions, materials and colours of the portico
- the NPWS Historic and World Heritage Section are supportive of the works as proposed

Department

Following a review of the Eric Martin & Associates comments, and noting NPWS comments, the Department has reviewed the Conservation Plan and considers that the impact of the development upon the site's heritage significance is adequately addressed, having regard to the requirements of Clause 26 of the Alpine SEPP.

In terms of addressing the Conservation Plan, the design of the portico has adequately considered the heritage significance of the site with the inclusion in the design of the proposal of stone and timber elements similar to the existing building. The proposal also does not negatively impact on the Chalet's built form in terms of the surrounding landscape.

The Department concludes that the heritage impacts of the proposal are acceptable.

6.2 Built form and impacts of the works

The external works to the building provides a formal access point for visitors to the Cellar Bar during the day / night and being a focus point where day trippers arrive and depart from the resort, via oversnow transport.

The works have minimal impact upon the amenity of adjoining properties, except during construction, however these will only be short term and are acceptable.

The NPWS also raised no concerns in terms of leasing or impacts upon native vegetation. Rehabilitation of affected areas are to be carried out following completion of the works.

The Department's assessment concludes that the proposed external works to the building are acceptable and ensures the ongoing operation of the building, while undertaking works that do not negatively impact the heritage significance of the built form, and adjoining lodges.

6.3 Design details and standards

The proposed works, when constructed, are to comply with the Building Code of Australia (BCA) and relevant Australian Standards. The Department has also considered the fire safety of the building as part of its assessment in accordance with Clause 94 of the EP&A Regs. The Department notes that compliance with relevant requirements is to be determined at the construction certificate stage by the certifier and in accordance with conditions of consent.

- The proposal is required to comply with the BCA and relevant Australian Standards. The Department considers that compliance with the BCA is achievable in relation to health and amenity, fire safety and the like. Documentation confirming compliance, is required at the Construction Certificate stage.
- Clause 94 of the EP&A Regulation requires a consent authority to review a building and consider whether upgrades are warranted to bring the existing building into total or partial compliance with the BCA.

Prior to the lodgment of the application, the Department inspected the building and considered that upgrades to existing fire safety measures were necessary. The Applicant and the Department have been in conversation on this matter, with the Department recently issuing a Development Control Order – Fire Safety Order No. 1 to improve fire safety within the building, with the Applicant to undertake the works by 29 May 2020.

Given that fire safety is being addressed separately, and that the works are to the external portion of the building, no Clause 94 upgrades are considered necessary as part of the Development Application.

- Compliance with the *Disability Discrimination Act 1992* (DDA), and therefore the Access to Premises Standards prepared under the DDA, is triggered at Construction Certificate stage. Ensuring compliance with the DDA is the responsibility of the building owner, manager and certifier. The Department has recommended an Advisory Note to ensure the building owner, manager and certifier are aware of these obligations.

The Department concludes that subject to compliance with the conditions of consent, including references to the BCA which is to be addressed by the certifier at the Construction Certificate stage, the proposal is satisfactory and would improve the amenity of the building for its occupants.

6.4 Managing construction impacts

Given the scope and location of the works, it is unlikely that the construction of the proposal will cause any adverse impact upon the natural environment. The proposal is in keeping with the use of the building for tourist accommodation and the works will not generate any vegetation disturbance.

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

The Department has recommended standard construction conditions applied in the Alpine area. Subject to compliance with these conditions, the Department is of the view that the proposed works would not impact upon nearby buildings or the environment.

7 Evaluation

The Department has assessed the merits of the proposal in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes the proposal is acceptable as:

- there will not be a significant impact on any threatened species, populations or ecological communities as confirmed by the Applicant and concurred with the NPWS
- the proposal has adequately considered the sites heritage significance
- the works are aimed at providing a covered entrance to the hotel for day visitors coming to the resort via oversnow transport
- the proposal is appropriate and does not impact upon any adjoining properties

Overall, the Department is satisfied that the proposal is suitable for the site and in the public interest. The Department therefore recommends that the application be approved subject to recommended conditions.

8 Recommendation

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

- **considers** the findings and recommendations of this report
- **accepts** and adopts all of the findings and recommendations in this report as the reasons for making the decision to grant consent to the application
- **agrees** with the key reasons for approval listed in the notice of decision
- **grants** consent for the application in respect of DA 10130, subject to the conditions in the attached development consent
- **signs** the attached development consent and recommended conditions of consent (see attachment).

Recommended by:



Mark Brown
Senior Planner
Alpine Resorts Team

9 Determination

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



Daniel James
Team Leader
Alpine Resorts Team

11/3/2020

as delegate of the Minister for Planning and Public Spaces

Appendices

Appendix A – List of referenced documents

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

1. Statement of Environmental Effects
 - http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=10130
2. Submissions
 - http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=10130

Appendix B – Statutory Considerations

OBJECTS OF THE EP&A ACT

The objects of the EP&A Act are the underpinning principles upon which the assessment is conducted. The statutory powers in the EP&A Act (such as the power to grant consent/ approval) are to be understood as powers to advance the objects of the legislation, and limits on those powers are set by reference to those objects.

Therefore, in making an assessment, the objects set out in Section 1.3 of the EP&A Act should be considered to the extent they are relevant. A response to the objects is provided in the table below.

Objects of the EP&A Act	Consideration
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,	The proposal supports the ongoing use of the tourist accommodation building through providing improved access for day visitors, without negative impacts on the environment. The location of the works and construction impacts minimise impacts on the environment.
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	The proposal would not have an unacceptable impact on the environment thus being ecologically sustainable development. Mitigation measures during construction and rehabilitation of impacted areas are supported.
(c) to promote the orderly and economic use and development of land,	The development seeks approval for works that are aimed at supporting the ongoing use of the site for tourist accommodation.
(d) to promote the delivery and maintenance of affordable housing,	Not applicable.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,	The impacts upon the environment have been limited where possible, being located over previously disturbed land.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	The proposed development is not anticipated to result in any impacts upon built and cultural heritage, including Aboriginal cultural heritage. The proposal is considered to be sympathetic to the heritage significance of the site.

(g) to promote good design and amenity of the built environment,	The Department considers that the proposal responds to its existing setting, built form and minimises impacts upon natural environment.
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,	The Department has recommended conditions of consent to ensure the construction of the proposal is undertaken in accordance with legislation, guidelines, policies and procedures (refer to Appendix C).
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,	The Department did not exhibit the proposal, however received comments from the RFS and NPWS.
(j) to provide increased opportunity for community participation in environmental planning and assessment.	Due to the location of the works, the Department did not exhibit the application (consistent with the Department's Community Participation Plan), however the application was placed on the Department's website and at the Department's Jindabyne office.

ENVIRONMENTAL PLANNING INSTRUMENTS (EPIS)

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

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

CI 14(1) - Matters to be considered by consent authority	
(a) the aim and objectives of this policy, as set out in clause 2	The proposal is consistent with the aim and objectives of the Alpine SEPP in that it is consistent with the principles of ESD and supports the ongoing use of the site for tourist accommodation.
(b) the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),	The proposal is appropriate as it allows for additions to an existing building while having considered its heritage significance. Natural hazards have been adequately addressed.
(c) the cumulative impacts of development on existing transport, effluent management	No adverse cumulative impacts are anticipated as the proposal will not result in any changes to existing

systems, waste disposal facilities or transfer facilities, and existing water supply,	transport, effluent management systems, waste disposal facilities, transfer facilities or water supply.
(d) any statement of environmental effects,	The SEE and information supplied are considered adequate to enable a proper assessment of the works.
(e) the character of the alpine resort,	The proposal would not adversely alter the character of the resort and support the use of the existing tourist accommodation building.
(f) the Geotechnical Policy – Kosciuszko Alpine Resorts,	<p>The Department notes that the site is located out of the G zone identified on the Department's Geotechnical Policy – Kosciuszko Alpine Reports Charlotte Pass Map.</p> <p>The Applicant seeks an exemption from the Policy on the basis that the works are very minor which presents minimal or no geotechnical impact on the site or related land.</p> <p>The Department has formed the view that the proposed works are not likely to increase existing loads and are on generally flat ground. No further assessment on geotechnical matters is considered necessary for the project.</p>
(g) any sedimentation and erosion control measures,	No adverse impacts are expected due to the works being within the building. A Site Environmental Management Plan (SEMP) is to be provided and is to be implemented as part of the construction.
(h) any stormwater drainage works proposed,	The existing stormwater drainage system is adequate for the proposed works.
(i) any visual impact of the proposed development, particularly when viewed from the Main Range,	The proposal is not visible from the Main Range and is considered to be acceptable upon the existing views of the site from the surrounding landscape.
(j) any significant increase in activities, outside of the ski season,	The proposal does not result in an increase in activities outside the ski season.
(k) if the development involves the installation of ski lifting facilities,	The proposal does not involve the installation of any new ski lifting facilities.
(l) if the development is proposed to be carried out in Perisher Range Alpine Resort: the document entitled Perisher Range Resorts	Not applicable to proposal.

Master Plan (PRRMP) and the document entitled Perisher Blue Ski Slope Master Plan,	
(m) if the development is proposed to be carried out on land in a riparian corridor.	Not applicable to proposal.
CI 15 – Additional matters to be considered for buildings	
Building Height	The proposed works do not increase the height of the existing building, with the additional works located off the lower ground level.
Building Setback	The works do not reduce the existing setbacks, as the new portico structure does not protrude further than the existing building alignment.
Landscaped Area	The proposal does not negatively impact existing native vegetation and therefore is appropriate.
CI 17 – applications referred to the National Parks and Wildlife Service	
The proposal was referred to the NPWS pursuant to clause 17 of the Alpine SEPP. Refer to comments received at Section 5 and discussion on proposal at Section 6 .	
CI 26 – Heritage conservation	
European heritage	Refer to Section 6 for discussion.
Aboriginal heritage	The NPWS raised no concerns with the due diligence carried out by the Applicant (following the receipt of additional information), however recommended that should any Aboriginal objects be uncovered during construction, any works impacting the objects must cease immediately and the NPWS contacted for assessment of the site.

Appendix C – Recommended Instrument of Consent