



STATEMENT OF ENVIRONMENTAL EFFECTS

ADDITIONS & ALTERATIONS ALTITUDE LODGE, SMIGGIN HOLES KOSCIUSZKO NATIONAL PARK



FEBRUARY 2020
Project: 44-19

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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.

Ivan Pasalich
Principal
Dabyne Planning Pty Ltd

FEBRUARY 2020
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Dabyne Planning Pty Ltd

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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 NSW Department of Planning, Industry & Environment (DPIE).

The application relates to 'Altitude - The Lodge' (Altitude Lodge) a commercial lodge located on Plum Pine Road, Smiggin Holes. The property is legally described as Lot 1 DP 1195135.

The proposal seeks consent to undertake additions and alterations to the lodge, including replacing the existing deck with a larger deck and stairs, creating two additional hard stand parking spaces and a range of repairs and replacement works including replacement cladding, eave lining, improved drainage, replacement fire doors and replacement windows.

The proposed works are located either within the building footprint or within a previously disturbed area.

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

The purpose of this SEE is to:

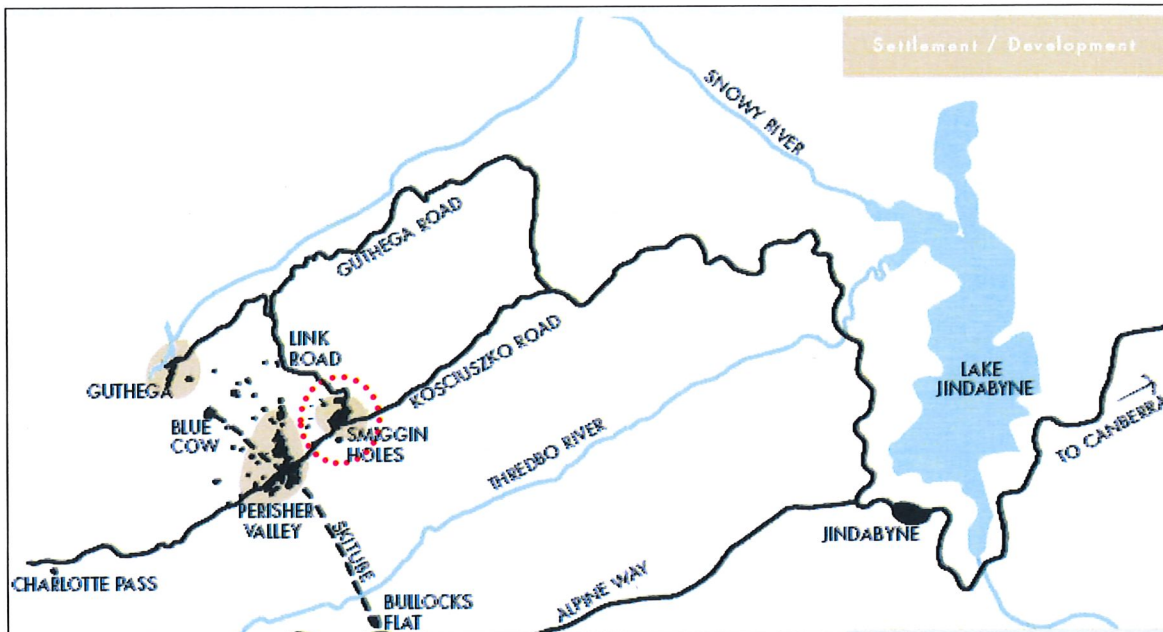
- describe the land to which the DA relates.
- describe the form of the proposed works.
- define the statutory planning framework within which the DA is to be assessed and determined; and
- assess the proposed development against the matters for consideration listed under Section 4.15(1) of the Environmental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

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

2. THE SITE AND LOCALITY

2.1 Locality

The subject site is located within Smiggin Holes, which forms part of the Perisher Range Resorts. Access to the resort is achieved via either Kosciuszko Road or the Skitube railway and is located approximately 30km from Jindabyne. The location of Smiggin Holes is illustrated in context with the regional locality below:



*Figure 1: Location of Smiggin Holes in context with the Region
(source: Perisher Range Resorts Master Plan)*

The location of the site in context with the locality is illustrated in figure 2 below:

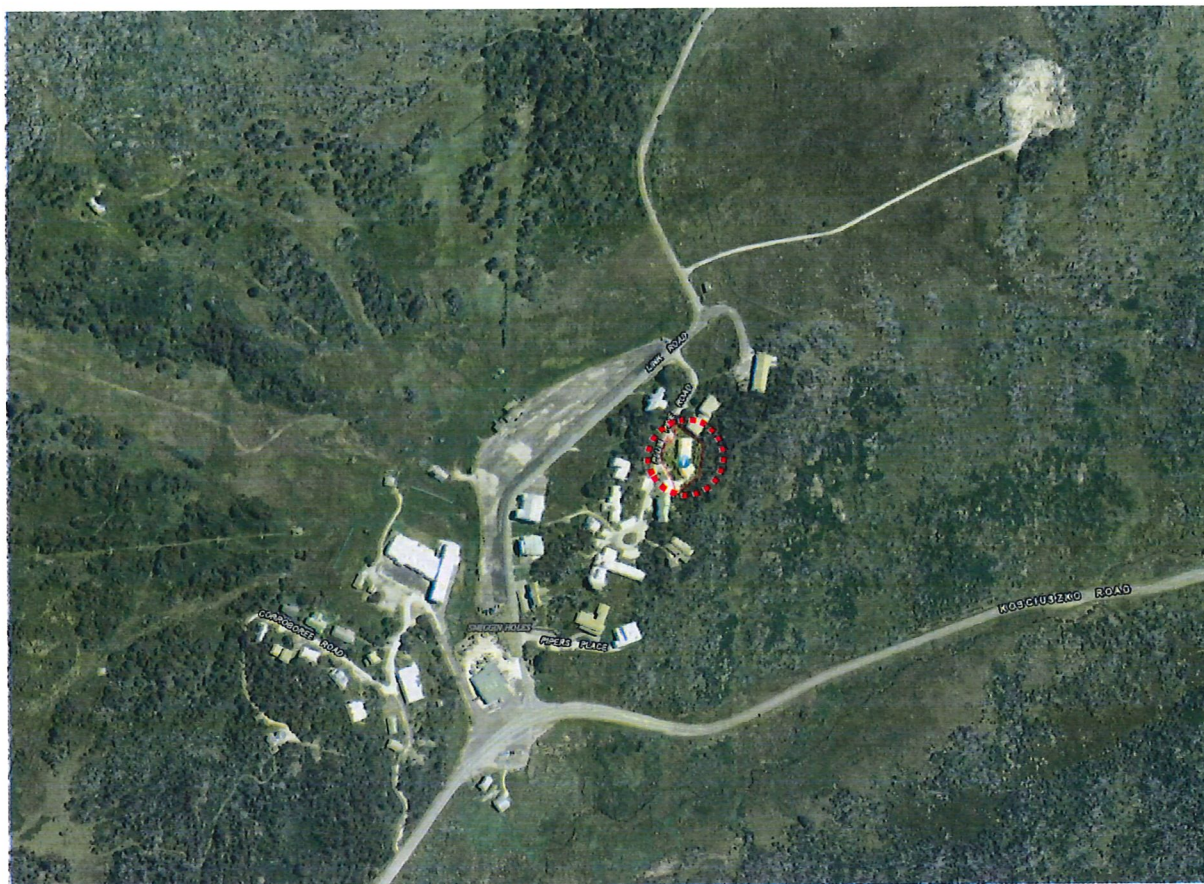


Figure 2: Context of the site within the locality

2.2 The Site

The Altitude Lodge, previously known as 'The Lodge' is a commercial lodge that is located on Plum Pine Road, on its eastern side which is accessed from the Link Road.

The site is identified in figure's 3 & 4 below:



Figure 3: Aerial map of the subject site



Figure 4 Topographic map of the subject site

The lodge is located between the 'Willows' staff accommodation to the north and IMBAC Alpine Club to the south, as shown below.



Figure 5: Location of the lodge

The following photos identify the site and location of the proposed works:



Figure 6: Photo of the deck to be replaced and enlarged, with external fire stairs

Figure 7: Photo of the floor to ceiling windows to be replaced with smaller windows



Figure 8: Photo of the deck to be replaced and enlarged, with external fire stairs



Figure 9: Photo of the location of the two additional hard stand parking spaces





Figure 10: Photo of the location of the two additional hard stand parking spaces



Figure 11: Photo of the northern elevation and bedroom wing – location of replacement cladding on the ground floor (below windows) and boxing of the eaves

3. DESCRIPTION OF THE DEVELOPMENT

3.1 General Description

The proposed development comprises:

- Installation of two (2) additional angled hard stand parking spaces along the front western side of the lodge, adjacent to the driveway and other parking spaces.

Repair & Replacement Works:

- Replace the existing first floor timber deck on the front western side of the lodge. Upon replacement, the deck will be enlarged by being extended by 1.5m outwards (approx. 11.5m²) to allow for new external fire exit stairs to be provided. The new deck will be constructed on a steel frame with expanded mesh.
- Replacement of fire doors on the ground and first floors.
- Replacement of three floor to ceiling windows (2100mm high) with smaller picture windows (1200mm high).
- Replacement of timber cladding with Colorbond Corrugated metal below all ground floor windows on northern elevation (up to the window seal).
- Install additional cement topping to an existing concrete area to improve drainage re-direct water away from the building.
- Boxing out of eaves along the northern elevation.

The proposed works are in response to the need to improve the weather protection and longevity of the external components of the lodge from UV, wind, ice and snow.

The works also allow for improved fire safety and egress as well as bushfire protection with the use of non-combustible materials where possible.

The addition of two parking spaces on the flat disturbed ground provides much needed parking at the lodge and overall shortfall of resort wide parking.

4. ENVIRONMENTAL AND PLANNING LEGISLATION

4.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

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

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

Clause 11 - Land Use Table:

The land use table for the Perisher Range Resorts specifies that 'Tourist accommodation' is permitted with consent.

This is defined as:

'tourist accommodation means:

(a) a building or buildings used for the accommodation of visitors, including apartments, serviced apartments and lodges that may have facilities for the convenience of those visitors, such as conference facilities, entertainment facilities, recreation facilities and restaurants, or

(b) staff accommodation, or

(c) a hotel'.

The proposed development is for additions and alterations to a lodge.

The proposed works are 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 works 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 measures to mitigate environmental hazards that would impact on the conservation of the natural environment.</i>

<p>c) having regard to the nature and scale of the development proposed, the impacts of the development (including the cumulative impacts of development) on the following:</p> <p>(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development,</p> <p>(ii) the capacity of the reticulated effluent management system of the land to which this Policy applies to cater for peak loads generated by the development,</p> <p>(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,</p> <p>(iv) the capacity of any existing water supply to cater for peak loads generated by the development,</p>	<p><i>The proposed development will result in improvements to the lodge largely based around repairs and maintenance, whilst also providing a larger deck and additional parking spaces.</i></p> <p><i>These works are not expected to result in the existing transport, reticulated effluent management, waste disposal and water supply infrastructure to be required to be upgraded or expanded.</i></p>
<p>(d) any statement of environmental effects required to accompany the development application for the development,</p>	<p><i>This Statement of Environmental Effects satisfies this sub-clause.</i></p>
<p>(e) if the consent authority is of the opinion that the development would significantly alter the character of the alpine resort—an analysis of the existing character of the site and immediate surroundings to assist in understanding how the development will relate to the alpine resort,</p>	<p><i>The proposed development will not alter the character of the resort and has been designed to improve the external fabric and use of the lodge.</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 has been prepared and 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>Minor excavation works are required for the deck extension and car parking and sediment and erosion controls will be undertaken as outlined in the SEMP 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 two additional parking spaces will create a small additional area of impervious surface with parking spaces sloped towards the existing driveway which already comprises stormwater drainage.</i></p> <p><i>The additional concrete topping on top of the concrete slab at the rear of the lodge will allow for improve drainage to direct water away from the building.</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, surrounding built form with no additional visual impacts generated.</i></p>
<p>(j) the extent to which the development may be connected with a significant increase in activities, outside of the ski season, in the alpine resort in which the development is proposed to be carried out,</p>	<p><i>The proposed development is not expected to result in an increase in activities outside of the ski season.</i></p>
<p>(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:</p> <p>(i) the capacity of existing infrastructure facilities, and</p> <p>(ii) any adverse impact of the development on access to, from or in the alpine resort,</p>	<p><i>The development does not involve the installation of a ski lift.</i></p>
<p>(l) if the development is proposed to be carried out in Perisher Range Alpine Resort:</p> <p>(i) the document entitled Perisher Range Resorts Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department, and</p> <p>(ii) the document entitled Perisher Blue Ski Resort Ski Slope Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department,</p>	<p><i>The Perisher Range Resorts Master Plan applies to the resort and site. The subject site is located within the Perisher Valley Outer Precincts.</i></p> <p><i>An assessment of the proposed development in accordance with 'Schedule 2: Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts' has been undertaken and provided in Appendix B.</i></p>

<p>(m) if the development is proposed to be carried out on land in a riparian corridor:</p> <p>(i) the long term management goals for riparian land, and</p> <p>(ii) whether measures should be adopted in the carrying out of the development to assist in meeting those goals.</p>	<p><i>The proposed works are located over 200m from the nearest mapped watercourse.</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 maintained,</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>	
<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.</p>	

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>	
<p>(a) has an impact on the privacy of occupiers and users of other land, and</p>	<p><i>The proposed additions and alterations involve replacing some external fabric components of the building.</i></p>
<p>(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and</p>	
<p>(c) has an impact on views from other land, and</p>	<p><i>The proposed works do not result in a higher building or additional floor space, with only a slightly larger deck.</i></p>
<p>(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and</p>	<p><i>The works therefore are not likely to impact on privacy, solar access or views.</i></p>
<p>(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>	<p><i>The proposed additions and alterations will not be visible from Kosciuszko Road and are lower than the existing building ridgeline and designed to be compatible.</i></p>

<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>	<p><i>Not applicable.</i></p>
<p>(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.</p>	<p><i>Not applicable.</i></p>
<p>(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>	
<p>(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and</p>	<p><i>The proposed enlarged deck only extends a further 1.5m outwards to provide an external staircase for fire safety.</i></p> <p><i>The proposal also includes two hard stand parking spaces within a flat and disturbed area.</i></p> <p><i>Both these components are located within highly disturbed areas with minimal impact on open space, landscaping, views corridors or snow management.</i></p> <p><i>The deck extension provides an additional egress improving fire safety and pedestrian access.</i></p>
<p>(b) assists in achieving high quality landscaping between the building and other buildings, and</p>	
<p>(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and</p>	
<p>(d) is adequate for the purposes of fire safety, and</p>	
<p>(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and</p>	
<p>(f) will facilitate the management of accumulated snow.</p>	
<p>(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 proposed enlarged deck car parking are located over disturbed ground with minimal ther impacts on landscaping.</i></p>
<p>(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and</p>	
<p>(c) to limit the apparent mass and bulk of the building, and</p>	
<p>(d) as an amenity protection buffer between the proposed building and other buildings, and</p>	
<p>(e) as a means of reducing run-off, and</p>	

(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.	
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4.1.2 SECTION 4.15(1)(a)(ii) – DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

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

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

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

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

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

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

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

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

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

Natural Environment:

The proposed works are located over mostly disturbed and will therefore have a minimal impact on the natural environment.

Built Environment:

The impacts on the built environment are generally expected to be positive and are designed to integrate with the existing building form, colours and materials. This can be achieved through the use of mostly non-combustible materials.

Social and Economic impacts in the locality:

The social and economic impacts from the proposed development overall is expected to be positive by providing an improved external fabric, enlarged deck and additional parking spaces.

Positive economic impacts will be derived by providing improved guest experiences, the capital improvement to the building and the construction jobs generated.

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

The subject site is considered suitable to accommodate the proposed development within the existing lease area.

4.1.8 SECTION 4.15(1)(d) – SUBMISSIONS

The Departments Community Participation Plan (CPP) includes notification provisions for the Kosciuszko Alpine Resorts which were not included in the draft CPP and were not consulted with relevant stakeholders. Accordingly, this policy, being absent of any proper community participation would be considered to have very little, if any determinative weight.

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

The above assessment has demonstrated that the proposal satisfies the objectives and relevant clauses prescribed under State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

The development is therefore considered to be within the public interest.

4.2 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 latest Biodiversity Values Map shows that the front western side of the lodge where the proposed works (outside of the building footprint) are located are 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 2230m², 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).

The proposed development incorporates a deck extension that is approximately 11.5m² in additional area and two (2) additional parking spaces which are approximately 36m² in area.

Accordingly, the threshold provisions cannot be triggered.

Given the highly disturbed nature of the site and the extent and location of the additional works outside of the current building footprint (i.e deck replacement and car parking), the BOS will not be triggered as a result of a significant impact upon Threatened Species or Ecological Communities or their habitat.

This is due to the works occurring within an area that is predicted to have minimal if no:

- impacts to threatened species habitat;
- impacts to endangered ecological communities or critically endangered ecological communities;
- impacts on breeding habitats or causes fragmentation of habitats (and therefore is unlikely impact the long-term survival of any species or community);

- impacts on key threatening processes, recognising that very small area to be impacted is not significant.

The site does not comprise of areas of outstanding biodiversity values in Kosciuszko National Park.

Accordingly, the proposed development is highly unlikely to have a significant impact to Threatened Species or Ecological communities or their habitat

5. CONCLUSION

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

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

The proposed development will allow for repairs and replacement work to external elements of the building, which will reduce maintenance and improve the longevity of the building to withstand the harsh weather associated with the locality. This also improves the aesthetics and safety of the building.

The proposed car parking spaces are provided in response to ongoing demand for on-site parking given the lack of parking and adequate transportation options within and to the resort.

All the external work outside of the building footprint has been located over disturbed areas and designed to be compatible with the existing building and surrounding built environment.

On balance, the proposed additions and alterations will generate positive social and economic impacts for the lodge and its guests whilst minimising impacts on the natural and built environment and is considered an appropriate form of development for the site.

APPENDIX A

SITE ENVIRONMENTAL MANAGEMENT PLAN

APPENDIX A SITE ENVIRONMENTAL MANAGEMENT PLAN Altitude Lodge, Smiggin Holes

1. Introduction

In accordance with the SEE, the proposed works includes ground disturbance works.

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. 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

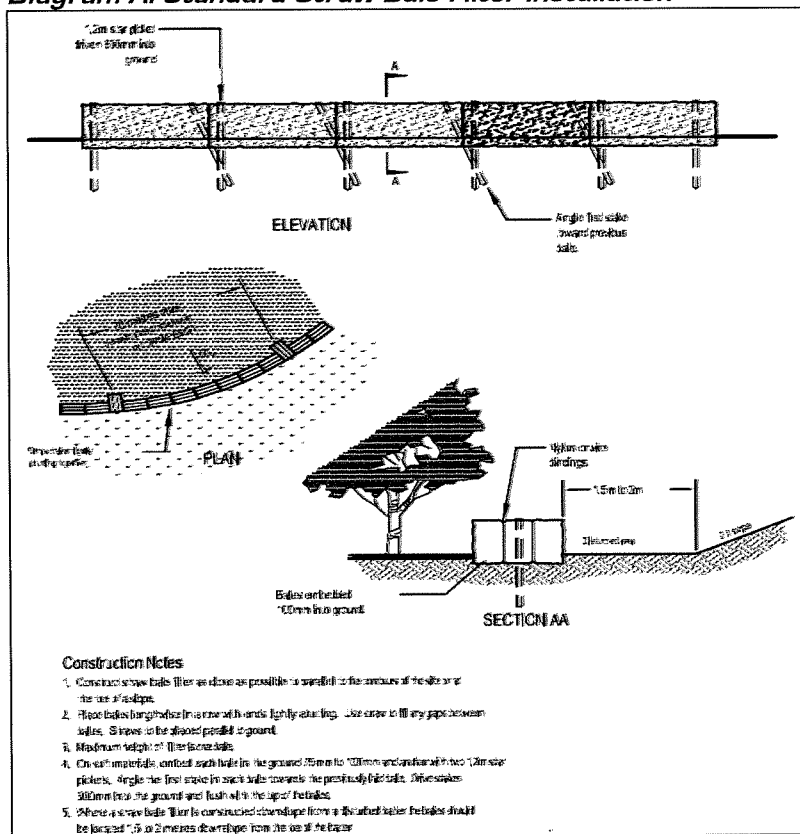
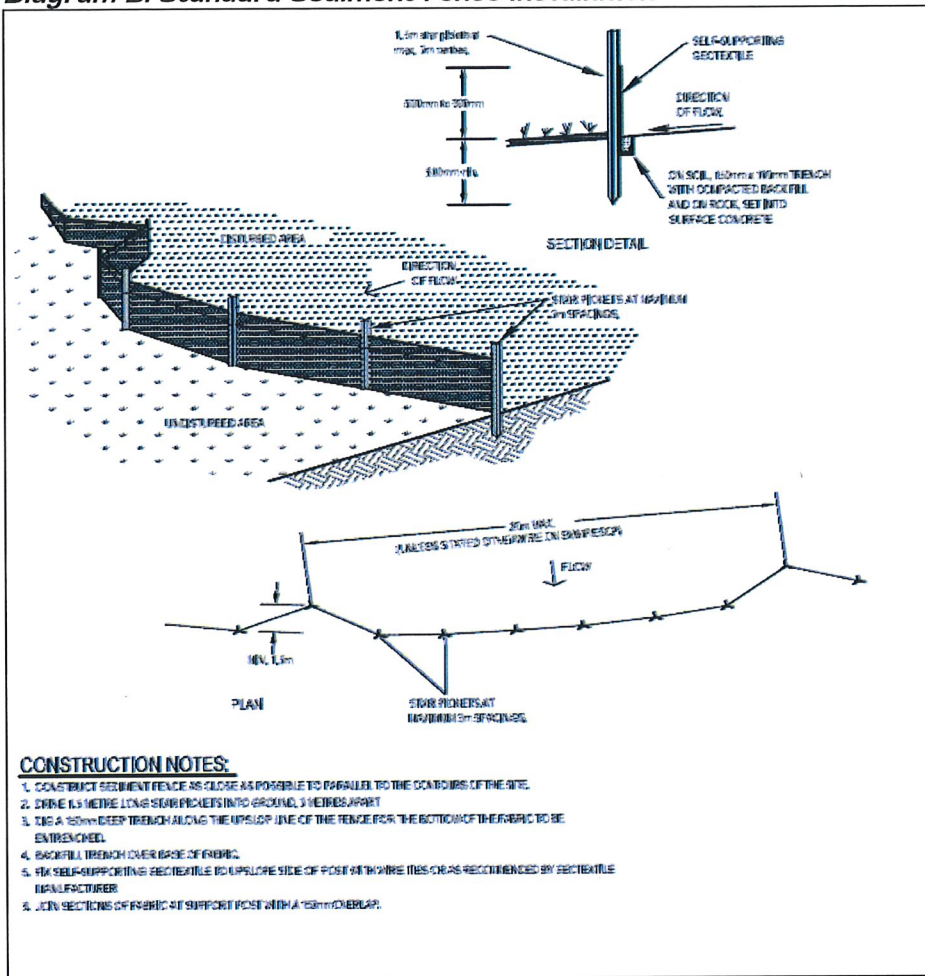


Diagram B: Standard Sediment Fence Installation



These controls are to be located as follows:

- Both straw bale and sediment control fencing should be installed on the low side of the work site;
- Both straw bale and sediment control fencing should be installed as close as possible to follow the existing contours of the site;
- A provision for the diversion of water, and stabilisation of channels, around the excavation site should be installed; and
- Areas where soil is to be stockpiled is to be surrounded by sediment control fencing and protected from runoff water.

To ensure that the existing stormwater drains in the vicinity of the work site are to be protected, the method of protection is to include wrapping the stormwater drain in geotextile cloth, and surrounding the drain with a sediment (filter) sock as per the example provided below in Figure 1.



Figure 1

In addition, a sediment (filter) sock or series of sandbags are to be installed on the down slope side, across the slope as per the example in figure 2.



Figure 2

3. Access & Vehicle Parking

Access to the site will be achieved via Plum Pine Road with adequate parking for construction vehicles available within the car park as identified in figure 3 below.



Figure 3: Construction vehicle parking

4. Material Storage

Material storage for the construction works can be placed as identified in figure 4 below.



Figure 4: Material storage

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 Jindabyne 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.

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	

APPENDIX B

PERISHER RANGE RESORTS MASTER PLAN —ASSESSMENT TABLE

Perisher Range Resorts Master Plan		
Schedule 2: Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts		
Assessment Table		
Control	Compliance	Comment
<p>1. Permitted Land Uses and Floor Space</p> <p>Permitted land uses (subject to development approval) include:</p> <ul style="list-style-type: none"> ▪ Extensions/refurbishment of private lodges and commercial accommodation; ▪ Restaurants/cafes/bars associated with commercial accommodation; ▪ Infrastructure; ▪ New parking areas; and ▪ Signage. <p>Prohibited activities are:</p> <ul style="list-style-type: none"> ▪ Retail and commercial outlets (other than restaurants), except in the Smiggin Holes central area; ▪ Outdoor sporting facilities including broad area recreational uses (e.g. golf courses); and ▪ Any other activity: <ul style="list-style-type: none"> > not authorised by the <i>National Parks and Wildlife Act 1974</i>; > not authorised by the KNP POM; or > otherwise prohibited by this Plan. <p>A maximum gross floor area of 25 square metres per bed is allowed. Gross floor area is defined as being the total area of the building measured from the outside of the external walls or the centre of a common wall.</p>	✓	<p><i>The proposal consists of additions and alterations to an existing lodge. The additions do not provide additional floor area for accommodation.</i></p>
<p>2. Location, Setbacks and Building Envelope</p> <p>Building extensions are restricted to areas where there is previous disturbance or where it can be demonstrated that significant natural features are not impacted upon;</p> <p>The proposed gateway building at Smiggin Holes shall be located on the existing PBPL workshop site (once workshop is relocated);</p> <p>Development proposals which negatively impact on the natural character, major view corridors and the approaches to the resorts will not be permitted;</p> <p>Development proposals which have the potential to impact on views from neighbouring buildings are to be designed in consultation with the affected parties to ensure amenity is maintained.</p>	<p>✓</p> <p>N/A</p> <p>✓</p> <p>N/A</p>	<p><i>Proposed additions are located over previously disturbed areas.</i></p> <p><i>Not applicable.</i></p> <p><i>The proposed additions and alterations are not expected to negatively impact on the natural character, major view corridors or the approach to the resort.</i></p> <p><i>Not applicable.</i></p>
<p>3. Building Height, Style and Roof Form</p> <p>Height of buildings in the area is restricted to two storeys;</p>	✓	<p><i>The additions comprise of an enlarged deck and two additional parking spaces.</i></p>

The maximum height from the ridge line to the lowest point where the building meets the ground is restricted to 10 metres;	N/A	Not applicable.
Building height is restricted such that buildings do not break the skyline when viewed from the floor of the valley.	N/A	Not applicable.
Roof colour is to conform with the colour palette for the area;	N/A	Not applicable.
Roofs are to be designed in accordance with BCA requirements for alpine areas;	N/A	Not applicable.
Major development proposals are required to be accompanied by an analysis of predicted wind and snow deposition patterns prepared by a qualified and suitably experienced engineer. The proposal is to demonstrate how the development has been designed to minimise any negative impacts on the safety and amenity of the area.	N/A	Not applicable.
4. Building Materials, Finishes and Colours		
Buildings are required to meet the need for energy efficiency in the mountain context;	✓	Noted.
Colours of external walls and roofs are to be selected from a palette specified for the area;	✓	A palette specified for the area does not exist. The proposed colour used for the external additions and alterations are to match existing.
Masonry elements should be bagged and painted so that the tone of the finished wall is similar to the tone of the surrounding natural landscape;	N/A	Not applicable.
A minimum 15 per cent of the overall elevation is to be stone facing;	N/A	Not applicable.
A minimum of 80 per cent of the non-glazed ground level façade must be stone facing resembling local granite and/or other approved masonry finish;	N/A	Not applicable.
Non-reflective materials are to be used to minimise glare;	N/A	Not applicable.
The use of large expanses of glass that may cause reflections on other buildings or to natural areas of the park are not permitted;	N/A	Not applicable.
Where necessary sun-angle diagrams will be required to demonstrate that glare and/or reflections will not be a hazard in the resort or impact on natural areas of the park.	N/A	Not applicable.
5. Public Spaces		
Development proposals are to specify how they provide for the clearance, removal or storage of snow accumulations in public spaces without undue conflict with the utility of the spaces;	N/A	Not applicable.
Colonnades and awnings should be used at ground level to provide weather protection;	N/A	Not applicable.
The height of buildings fronting outdoor public spaces should be designed to ensure these spaces can function effectively and have enough enclosure to provide shelter from the elements and an attractive village character.	N/A	Not applicable.
6. Landscaping		
Vegetation used for landscaping is limited to endemic native species that are adapted to the particular environment;	N/A	Not applicable.

<p>Landscaping is required to incorporate a range of sustainable elements.</p>		
<p>7. Signs and Advertising</p>		
<p>Advertising is to comply with any adopted Advertising Policy; The principle of the development blending with the landscape when viewed from a distance, while providing for diversity and interest at a detailed scale, will apply to the assessment of signs and advertising. The maximum area of a sign is one square metre; Internally illuminated or neon signs are not permitted; Signage is to be of consistent high quality design suitable to the climatic conditions.</p>	<p>N/A</p>	<p>Not applicable.</p>
<p>8. Carparking Areas</p>		
<p>Carparking areas for summer use are to be provided at a rate of one for every ten beds in each development; Proposals for surface carparking are to include adequate provision for snow cleaning and storage, treatment of run-off, and measures to reduce visual impacts; All public parking areas shall be appropriately signposted, sealed and designed to ensure effective snow clearance.</p>	<p>✓</p>	<p>The proposed two hand stand parking spaces provide additional parking which is in demand. The parking is in part response to the inadequate provision for overnight parking across the resort. The surface parking will allow for snow clearing with run-off to be directed back to the main driveway and existing stormwater management. These spaces will be sealed and are intended to be sign posted.</p>
<p>9. Building Access</p>		
<p>Public outdoor space is to be designed so that any changes in level can be negotiated by people in wheelchairs in compliance with AS 1428; The main entry to premises shall allow for AS 1428 standard of access from the adjacent street or public outdoor space level; Buildings are to be designed in accordance with the access requirements of the BCA.</p>	<p>N/A</p>	<p>The Access to Premises Standard supersedes any requirement prescribed by this outdated Master Plan and the Standard prescribes that these matters are to be addressed at the Construction Certificate stage only.</p>
<p>10. Integration and Staging</p>		
<p>Where developments are to be staged over a number of construction seasons, a staging plan is to be prepared; The plan is to identify the construction target for each stage, the feasibility of completing each stage in the time available, and the ability of each stage to function effectively during the ski season in aesthetic and functional terms; Construction stages should be functionally independent for each ski season.</p>	<p>N/A</p>	<p>The proposed development is not required to be staged.</p>
<p>11. Aboriginal Cultural Heritage</p>		
<p>An Archaeological Assessment Report is to be prepared for activities involving ground disturbance within mapped sensitivity areas or elsewhere where the presence of sites becomes apparent.</p>	<p>✓</p>	<p>Works not located within mapped sensitive areas and an Due Diligence Assessment has been undertaken.</p>