

STATEMENT OF ENVIRONMENTAL EFFECTS (SEE)

Internal alterations to existing unit used for the purpose of tourist accommodation

Mowamba B4

Mowamba Apartments
2 Mowamba Place
Thredbo NSW 2625

Owner: Ronald Mann

Applicant: Rowena Pearce & Jacqueline Mann

TABLE 1: GENERAL INFORMATION

Project description	
A brief description of the proposed development and the construction activities to be undertaken during the project.	Internal alterations to existing tourist accommodation unit.
History of the site	
You must provide information on:	
<ul style="list-style-type: none">current development or building approvals for the site	Existing tourist accommodation unit within Mowamba Apartments, 2 Thredbo Place, Thredbo, Kosciuszko National Park.
<ul style="list-style-type: none">previous development or building approvals for the site.	-
Site suitability	
To demonstrate that the site is suitable for the proposed development, consider:	
<ul style="list-style-type: none">site constraints such as flooding, slope, geotechnical hazards, bushfire and any other risks	Internal alterations to existing tourist accommodation only. No external works proposed.
<ul style="list-style-type: none">effects on the local environment, landscape, streetscape, appearance or scenic quality of the locality	Internal alterations to existing tourist accommodation only. No external works proposed.
<ul style="list-style-type: none">biological and ecological impacts including the impacts on fauna and flora	Internal alterations to existing tourist accommodation only. No external works proposed.
<ul style="list-style-type: none">impacts on existing and future amenity of the locality	No negative impacts on the amenity of the locality. Proposed works will improve tourist accommodation within the apartment for Thredbo guests.
<ul style="list-style-type: none">the age and condition of any structures or buildings.	No proposed structural changes to Mowamba Apartments.
Present and previous uses	
Provide details of:	
<ul style="list-style-type: none">the present use of the site	Holiday apartments
<ul style="list-style-type: none">the previous uses of the site if known	Tourist accommodation.
<ul style="list-style-type: none">the present use of the adjoining land	Tourist accommodation.
<ul style="list-style-type: none">whether the present or previous use of the land was a potentially contaminating activity	The site is not known to be contaminated and given the proposal will not involve any external works, and hence it is unlikely that the proposal will disturb any potentially contaminated soil.
<ul style="list-style-type: none">whether there has been any assessment or testing of the site for land contamination.	The site is not known to be contaminated.

Provide a statement on whether you are aware that the site is contaminated.	The applicant is not aware of any previous contamination of the site.
Operational details	
Describe how the development will operate, including:	
• type and details of the proposed business	Not applicable.
• number of staff and location of staff accommodation	Not applicable.
• maximum number of customers or clients	Not applicable.
• hours and days of operation	Not applicable.
• plant and machinery	Not applicable.
• arrangements for loading and unloading of goods and materials	Not applicable.
• any proposed hazardous materials, eg LPG, dry pool chlorine, liquefied gas.	Not applicable.
Change of use of a building (where there is no building work)	
Provide a list of category one fire safety provisions:	
• relating to the proposed change	No changes to existing fire safety provisions proposed.
• used in the existing building or on the land.	No changes to existing fire safety provisions proposed.
Building classification and Building Code of Australia (BCA)	
Preliminary consideration should be given to the BCA. Include in your SEE:	
• the classification of the building/structure with details of the method used to determine this	1b – tourist accommodation
• information on the proposed fire safety measures and any performance measures that may be relied on under the BCA.	No changes to existing fire safety measures proposed.
Snow Deposition	
Consideration of the snow deposition and prevailing winds in relation to the proposed works should be undertaken. An assessment of how snow will be deposited and measures to mitigate snow deposition from unsafe areas such as entries, exits, decks and pedestrian areas should be provided. A roof plan will assist in determining the deposition of snow.	No external works including change to roof design is proposed as part of this application.
Engineering details	
Preliminary engineering advice may be required for certain aspects of the development:	
• geotechnical advice incorporating structural engineering recommendations	No external or structural works proposed as part of this application.
• relocation and construction of services	No changes to existing services proposed.
• construction of access	No changes to access proposed.
• building on fill.	Internal works only.
Social and economic impact	
If the answer to any of the following questions is 'yes' or 'possibly', the issue will need to be covered in the SEE. Will the proposal:	
• be likely to significantly increase or reduce the number of people on the site?	Proposed development will not change the bed license numbers for the unit.
• disadvantage or benefit a particular social group?	Proposed development is to improve existing tourist accommodation and will have no impact on any particular social group.

• be likely to increase or reduce employment opportunities in the locality?	Proposed development will provide a higher quality of tourist accommodation.
• increase demand for community facilities/services in the locality?	Proposed development will not increase the demand for existing facilities/services.
• be likely to increase conflict in the community or adversely impact on the identity of the local community?	Proposed development is for internal works only and unlikely to create conflict or adversely impact community.
• create areas of insecurity or risk to occupants or pedestrians in or adjacent to the development?	No changes to proposed access or security of existing building.
• be likely to increase community concern regarding public safety?	Proposed development will not create concern for public safety.
Access and traffic	
Show that there is adequate provision for access regarding:	
• pedestrian amenity (paving, weather protection, security lighting, seating)	No changes to pedestrian amenity proposed.
• access for people with disabilities	No changes to existing access proposed.
• proposed bicycle facilities (racks, storage lockers)	Not applicable. Internal alterations to existing unit only.
• existing bus services and over-snow services	Mowamba Apartments is located in the Centre Village walking distance from shops and Kosciuszko Chairlift. Guests also have quick and easy access to the winter bus service with the nearest stop being located on Friday Drive. No over-snow services required.
• vehicle access to a road	No proposed changes to existing parking arrangements.
• resident, staff, customer and visitor parking arrangements	No changes to existing parking arrangements proposed. Single car space provided for unit.
• parking calculations	No changes proposed.
• potential conflicts between vehicles, pedestrians, and cyclists.	Proposed internal works will not create conflicts between vehicles, pedestrians and cyclists.
Major traffic-generating proposals will require an access and traffic impact assessment report.	Proposed works is not traffic-generating. Internal alterations to existing unit only.
Privacy, views and overshadowing	
Show how the proposed development will affect privacy, views and overshadowing regarding:	
• the location of habitable rooms	No proposed changes to existing location of habitable rooms.
• window placement relative to adjoining and adjacent buildings and public areas	No proposed changes to existing location and windows. No external works proposed.
• views between habitable areas	No proposed changes to views from windows as no external works proposed.
• the use of planting and screening to improve privacy	No proposed changes to existing windows or balcony proposed.
• headlight glare and other glare, eg night skiing	No proposed changes to existing windows as no external works proposed.
• the placement of active outdoor areas relative to bedrooms	No proposed changes to existing balcony located off open plan living area.
• the separation of roads and parking areas from bedroom and living areas	No proposed changes to existing configuration of unit.
• the impact of the proposed development on views from adjoining/nearby properties	No proposed external changes. Works confined to internal alterations only.
• design options for protecting views.	No external changes proposed and hence no changes to existing views.
Air and noise	

Show that the proposal will not cause, or be affected by air or noise emissions. Should the proposal not able to achieve no air or noise emissions, demonstrate how these could be minimised. Consider:	
<ul style="list-style-type: none"> the proposed source/method of heating and cooling 	No changes to existing heating and cooling proposed.
<ul style="list-style-type: none"> noise transmission from heating and cooling systems 	No changes to existing heating and cooling proposed.
<ul style="list-style-type: none"> noise transmission between buildings 	No additional noise will be created between the buildings by the proposed alterations.
<ul style="list-style-type: none"> measures to mitigate external noise sources 	No external changes to existing unit proposed.
<ul style="list-style-type: none"> existing sources of odour, smoke 	Proposed changes will not result in changes to existing odour or smoke from existing fireplace.
<ul style="list-style-type: none"> proposed mitigation measures, placement and height of chimneys and flues, air pollution control equipment, odour controls, buffer areas, location of waste storage facilities 	No changes to existing fireplace proposed.
<ul style="list-style-type: none"> existing noise sources 	Proposed internal alterations will not impact existing noise levels.
<ul style="list-style-type: none"> construction noise, hours of operation, type of equipment, predicted noise levels and consultation with adjoining leaseholders 	Construction noise will be kept to a minimum and comply with hours as outlined by the Department of Planning.
<ul style="list-style-type: none"> operational noise, plant and equipment, predicted noise levels, hours of operation 	Not applicable.
<ul style="list-style-type: none"> proposed noise reduction measures, noise barriers, building layout and setback, room layout and window placement, building materials, insulation, double glazing. 	No proposed changes to external apartment or common walls.
Where noise is a major issue a report by a qualified acoustic consultant is required. This report would address predicted noise levels and proposed noise reduction measures.	Noise is not a major issue and hence a report by a qualified acoustic consultant will not be required in this instance.
Soil, water and wastewater management	
Show how the proposal will deal with all aspects of soil, water and wastewater management:	
<ul style="list-style-type: none"> show the proposed methods of sewage effluent disposal 	No changes to sewage effluent disposal proposed.
<ul style="list-style-type: none"> if the development will be serviced by a reticulated water supply, provide details of any consultation with the relevant water supply authority 	No changes to existing water supply proposed.
<ul style="list-style-type: none"> consider including appliances designed for maximum water efficiency 	Upgrade to kitchen will allow for modern appliances.
<ul style="list-style-type: none"> consider infiltration and water harvesting techniques, eg swales and porous materials 	Not applicable.
<ul style="list-style-type: none"> include sufficient details on the management of water entering or leaving the site 	No changes to water supply and disposal proposed as part of this application.
<ul style="list-style-type: none"> check the proposal includes sufficient justification that the proposed design measures for drainage will not adversely affect adjoining land 	No changes to existing drainage proposed.
<ul style="list-style-type: none"> check that design measures in the proposal are compatible with any potential flood environment 	No exterior changes proposed.

<ul style="list-style-type: none"> check there are sufficient details and information to assess the impact of the proposal on downstream waterways 	No predicted impacts on waterways as no external alterations proposed.
<ul style="list-style-type: none"> check the proposal includes measures to treat liquid wastes, if appropriate 	Not applicable.
<ul style="list-style-type: none"> check measures are in place for emergency spill contingency for chemicals, oils and other harmful wastes 	Not applicable.
<ul style="list-style-type: none"> include details of measures to divert stormwater 	No changes to existing stormwater infrastructure proposed.
<ul style="list-style-type: none"> include details of measures to treat stormwater run-off from the site 	No changes to existing stormwater infrastructure proposed.
<ul style="list-style-type: none"> check soil or erosion hazards on the site have been considered in the proposal 	Not applicable. Internal works only.
<ul style="list-style-type: none"> include the proposed construction sequence for the site 	Internal alterations.
<ul style="list-style-type: none"> include critical areas of habitat that require special management on the site 	Not applicable. Internal works only.
<ul style="list-style-type: none"> include proposed dust control measures for the site 	Not applicable. Internal works only.
<ul style="list-style-type: none"> include main rehabilitation and revegetation measures proposed for the site. 	Not applicable. Internal works only.
Heritage	
To date, three studies have been done for Kosciuszko alpine resorts:	
<ul style="list-style-type: none"> Thredbo Conservation Plan prepared by Clive Lucas, Stapleton and Partners Pty Ltd (July 1997) 	Not identified as a Heritage Item under Section 3 of Alpine SEPP.
<ul style="list-style-type: none"> Perisher Range Resorts Ski Resorts Heritage Study prepared by Peter Freeman Pty Ltd, Matthew Higgins and Heritage Management Consultants (June 1998) 	Not applicable.
<ul style="list-style-type: none"> Charlotte Pass Chalet Conservation Plan prepared by David Hogg Pty Ltd, Ken George Pty Ltd in association with Freeman Collett and Partners Pty Ltd and Matthew Higgins (March 1993). 	Not applicable.
A heritage impact statement may be required if your proposal affects a building identified in any of these studies. Please contact us to discuss what will be required. Please note that heritage issues within the Kosciuszko alpine resorts are currently under review by DoP.	As not identified as a heritage item and works confined to internal alterations only, no impact is predicted on heritage values of Thredbo and a HIS will not be required in this instance.
Aboriginal cultural heritage	
If your proposal relates to an area of known or potential Aboriginal heritage and archaeology, include an independent assessment of the impact of your proposal on Aboriginal heritage and archaeology. Check all relevant policies and guidelines that have been adopted for the resort areas.	<p>An AHIMS search conducted 22/9/2020 found no recorded or declared Aboriginal sites or places within 50m of Mowamba Apartments.</p> <p>With proposed works internal only, there will be no ground disturbance which means no risk of Aboriginal artefacts being present in the proposed work site.</p>
Energy	
Show how the proposal promotes energy efficiency by examining the following:	
<ul style="list-style-type: none"> orientation of the proposal 	No change to existing orientation proposed.
<ul style="list-style-type: none"> solar access 	No change to existing solar access proposed.
<ul style="list-style-type: none"> insulation 	No change to existing installation proposed.

• natural ventilation	No change to existing natural ventilation proposed.
• heating, cooling and lighting	No change to existing heating, cooling and lighting.
• clothes drying	No change to existing clothes drying proposed.
• airlocks	No change to existing entry proposed.
• water heating.	Instantaneous gas hot water system.
Waste	
Show how the proposal promotes waste minimisation regarding:	
• source waste separation	No change to existing waste separation proposed.
• proposed recycling collection from commercial, accommodation, restaurant and entertainment premises	No change to existing recycling collection proposed.
• domestic food and organic waste collection and composting	No change to existing waste collection proposed.
• litter control programs, if any	Not applicable.
• how building waste is re-used, recycled or disposed arrangements for hazardous waste materials.	Construction waste to be disposed of accordingly.
Demolition	
Show how the proposal is consistent with the relevant Australian Standard for demolition, if applicable.	Not applicable.

TABLE 2: STATE ENVIRONMENTAL PLANNING POLICY (KOSCIUSZKO NATIONAL PARK—ALPINE RESORTS) 2007

Clause 2 Aim and objectives of Policy	
(1) The aim of this Policy is to protect and enhance the natural environment of the alpine resorts, in the context of Kosciuszko National Park, by ensuring that development in those resorts is managed in a way that has regard to the principles of ecologically sustainable development (including the conservation and restoration of ecological processes, natural systems and biodiversity).	No exterior works proposed and hence no predicted impacts on the conservation and restoration of ecological processes, natural systems and biodiversity.
(2) The objectives of this Policy are as follows: (a) to encourage the carrying out of a range of development in the alpine resorts (including the provision of services, facilities and infrastructure, and economic and recreational activities) that do not result in adverse environmental, social or economic impacts on the natural or cultural environment of land to which this Policy applies, (b) to put in place planning controls that contribute to and facilitate the carrying out of ski resort development in Kosciuszko National Park that is ecologically sustainable in recognition of the fact that this development is of State and regional significance,	Proposed internal alterations will improve the standard of accommodation provided for park users. As internal works only, there will be no geotechnical, bushfire or flood risks created by the proposed development.

(c) to minimise the risk to the community of exposure to environmental hazards, particularly geotechnical hazards, bush fire and flooding, by generally requiring development consent on land to which this Policy applies.	
Clause 14 Matters to be considered by consent authority	
(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,	Proposed works consistent with the aim and objects of the Alpine SEPP.
(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),	No negative impacts on the built and natural environment predicted under this proposal. Internal works proposed only and hence no geotechnical, bushfire or flood hazards applicable for this application.
(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:	No external works proposed.
(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development,	No changes proposed.
(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,	No changes proposed.
(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,	No changes proposed.
(iv) the capacity of any existing water supply to cater for peak loads generated by the development,	No changes to capacity of water required proposed.
(d) any statement of environmental effects required to accompany the development application for the development,	SEE provided.
(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,	No external changes proposed and hence no change to character of Thredbo will be created. Internal works will provide more modern accommodation for users.
(f) the <i>Geotechnical Policy—Kosciuszko Alpine Resorts</i> (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development,	Not applicable. Internal works proposed only.

(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,	Not applicable.
(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,	No changes proposed.
(i) any visual impact of the proposed development, particularly when viewed from the Main Range,	No changes proposed.
(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,	No increase in activities will be created by the internal improvements.
(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:	Not applicable.
(i) the capacity of existing infrastructure facilities, and	Not applicable.
(ii) any adverse impact of the development on access to, from or in the alpine resort,	Not applicable.
(2) The long term management goals for riparian land are as follows:	
(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,	Not applicable. Proposed internal works are not located within Riparian Corridor.
(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,	Not applicable.
(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.	Not applicable.
15 Additional matters to be considered for buildings	
(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:	
(a) has an impact on the privacy of occupiers and users of other land, and	No change to building height proposed.
(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	No external works proposed.

(c) has an impact on views from other land, and	No external works proposed.
(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and	Internal alterations to existing unit only.
(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	Not applicable.
(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	Not applicable.
(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.	Not applicable.
(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:	
(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and	Not applicable.
(b) assists in achieving high quality landscaping between the building and other buildings, and	Not applicable.
(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and	No external works proposed.
(d) is adequate for the purposes of fire safety, and	No changes to existing fire safety measures proposed.
(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and	No external works proposed.
(f) will facilitate the management of accumulated snow.	No external works proposed.
(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:	
(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	No external works proposed.
(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and	No external works proposed.

(c) to limit the apparent mass and bulk of the building, and	No external works proposed.
(d) as an amenity protection buffer between the proposed building and other buildings, and	No external works proposed.
(e) as a means of reducing run-off, and	No external works proposed.
(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.	No external works proposed.

Table 1: ESTIMATED COST OF WORKS - BASED ON WORKS COMPONENTS

(Model table - to be adapted by the consent authority)

Cost (applicant's genuine estimate)	
Demolition works (including cost of removal from site and disposal)	\$ N/A
Site preparation (e.g. clearing vegetation, decontamination or remediation)	\$ N/A
Excavation or dredging including shoring, tanking, filling and waterproofing	\$ N/A
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)	\$ N/A
Building construction and engineering costs <ul style="list-style-type: none"> ▪ concrete, brickwork, plastering ▪ steelwork/metal works ▪ carpentry/joinery ▪ windows and doors ▪ roofing 	\$ 120,000.00
Internal services (e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)	\$ 30,000.00
Internal fit out (e.g. flooring, wall finishing, fittings, fixtures, bathrooms, and	\$ 30,000.00
Other structures (e.g. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools)	\$ N/A
External services (e.g. gas, telecommunications, water, sewerage, drains, electricity to mains)	\$ N/A
Professional fees (e.g. architects and consultant fees, excluding fees associated with non- construction components)	\$ 10,000.00
Other (specify)	\$ 40,000.00
Parking / garaging area	\$ N/A
GST	\$
TOTAL	\$ 230,00.00