

STATEMENT OF ENVIRONMENTAL EFFECTS

ADDITIONS & ALTERATIONS SMIGGINS HOTEL, SMIGGIN HOLES KOSCIUSZKO NATIONAL PARK



FEBRUARY 2021
Project: 06-20

STATEMENT OF ENVIRONMENTAL EFFECTS

ADDITIONS & ALTERATIONS SMIGGINS HOTEL, SMIGGIN HOLES KOSCIUSZKO NATIONAL PARK

This report has been prepared by:

A handwritten signature in black ink, appearing to read 'I. Pasalich', with a small mark above the 'i'.

Ivan Pasalich
Principal
Dabyne Planning Pty Ltd

FEBRUARY 2021
Project: 06-20

CONTENTS

| | | |
|----------|---|-----------|
| 1 | Introduction | 2 |
| 1.1 | Executive Summary | 2 |
| 2 | The Locality and Site | 3 |
| 2.1 | The Locality | 3 |
| 2.2 | The Site | 4 |
| 3 | Description of the Development | 10 |
| 3.1 | General Description | 10 |
| 4 | Environmental and Planning Legislation | 11 |
| 4.1 | Environmental Planning and Assessment Act, 1979 | 11 |
| 4.1.1 | Section 4.15(1)(a)(i) – Environmental Planning Instruments | 11 |
| 4.1.2 | Section 4.15(1)(a)(ii) – Draft Environmental Planning Instruments | 17 |
| 4.1.3 | Section 4.15(1)(a)(iii) – Development Control Plans | 17 |
| 4.1.4 | Section 4.15(1)(a)(iiia) – Planning Agreements | 17 |
| 4.1.5 | Section 4.15(1)(a)(iv) – Regulations | 17 |
| 4.1.6 | Section 4.15(1)(b)– Likely Impacts | 17 |
| 4.1.7 | Section 4.15(1)(c)– Suitability of the Site | 18 |
| 4.1.8 | Section 4.15(1)(d)– Submissions | 18 |
| 4.1.9 | Section 4.15(1)(e)– Public Interest | 18 |
| 4.2 | Biodiversity Conservation Act, 2016 | 19 |
| 5 | Conclusion | 20 |
| | APPENDIX A Site Environmental Management Plan | |
| | APPENDIX B Perisher Range Resorts Master Plan – Assessment Table | |

1. INTRODUCTION

1.1 Executive Summary

Dabyne Planning Pty Ltd has been engaged by Smiggins Hotel & Chalet Apartments 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 the Smiggins Hotel, located on Corroboree Road, Smiggin Holes. The property is legally described as Lot 1 DP 1175034.

The proposal seeks consent to undertake additions and alterations in four separate locations, including:

- (i) Additions comprising of a garbage room and storage room on the southern side of the building.
- (ii) Installation of a ramp and landing at the entry on the southern side of the building.
- (iii) Additions comprising a new airlock entrance on the northern side of the building.
- (iv) Replacement steel staircase on the northern side of the building.

The proposed works are located wholly within highly disturbed areas.

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

The purpose of this SEE is to:

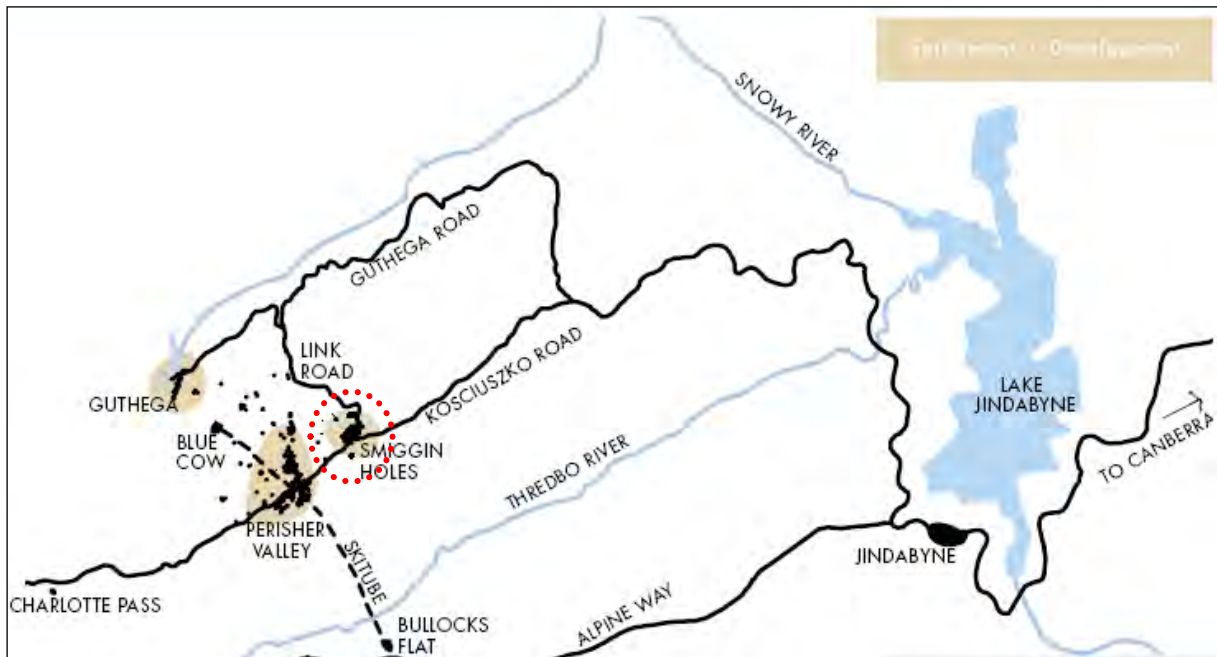
- describe the land to which the DA relates.
- describe the form of the proposed works.
- define the statutory planning framework within which the DA is to be assessed and determined; and
- assess the proposed development against the matters for consideration listed under Section 4.15(1) of the Environmental 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 The 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 Smiggins Hotel & Chalet Apartments incorporates hotel accommodation, a bistro, bar and lounge areas.

The hotel is located on Corroboree Road, to the west of the Link Road which is accessed from Kosciuszko 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 hotel building is located adjacent to the ski slopes associated with the Perisher Ski Resort, as shown below.



Figure 5: Location of the hotel site

The four development components include the garbage and storage single storey additions on the southern side of the building, located on highly disturbed ground.

The ramp and landing on the southern side of the building is located under the roof line at the hotel entrance.

On the northern side of the building, a new airlock is proposed on the ground floor under the existing verandah.

The existing metal staircase on the northern side is also proposed to be replaced.

The location of the proposed works are identified in figure 6 below.



Figure 6: Location of the proposed works in relation to the subject site

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



Figure 7: Photo of the location of the garbage and store room additions



Figure 8: Photo of the location of the proposed access ramp into the main entry



Figure 9: Photo of the location for the air lock addition



Figure 10: Photo of the staircase to be replaced

3. DESCRIPTION OF THE DEVELOPMENT

3.1 General Description

The proposed development comprises of additions and alterations, including:

(i) Additions comprising of a garbage room and storage room on the southern side of the building;

To better manage garbage and provide additional storage space, single storey additions with a floor area of approximately 32m² are proposed. The additions have been located over the heavily disturbed flat ground in line with the previous additions and include a gable roof to match.

The cladding and roof sheeting will be metal to match existing.

Roof water will be collected on the ground as currently undertaken and directed to existing stormwater system.

(ii) Installation of a ramp and landing at the entry on the southern side of the building.

To provide improved access to the hotel, the proposed works include a concrete ramp and landing at the entrance to the hotel, under the existing roof line.

(iii) Additions comprising a new airlock entrance on the northern side of the building.

To provide improved access to the hotel and improve weather protection, an airlock is proposed on the ground floor on the northern side.

(iv) Replacement steel staircase on the northern side of the building.

The existing steel staircase on the northern side of the building, providing access to the first floor is proposed to be replaced with a new metal staircase.

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 hotel.

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 hotel for its guests and its operations that will not 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 enhance the overall amenity and use of the hotel.</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 partly 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 additions and replacement staircase and therefore 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>Roof water from the extended additions will be collected on the ground and connect into the existing stormwater system.</i></p> |

| | |
|---|--|
| <p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range,</p> | <p><i>The proposed additions and alterations have been designed to be compatible with the existing building, 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>See below.</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> |

| | |
|---|--|
| (b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained, | |
| (c) to minimise soil erosion and enhance the stability of the banks of watercourses where the banks have been degraded, the watercourses have been channelised, pipes have been laid and the like has occurred. | |
| (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. | |

Cl 14(1)(m) – Riparian Corridor

The proposed additions closest to Smiggins Creek are located approximately 35m away, with the building located in between, as shown in figure 11 below.



Figure 12: Location of the proposed works in relation to Smiggins Creek

As shown below, Smiggins Creek is a first order stream and therefore defined as a ‘minor stream’. The creek is also piped both above and below, where located adjacent to the hotel site.



Figure 13: Hydroline Spatial Data 1.0 Watercourse Map for Smiggins Creek

In accordance with the exemptions afforded under clause 42 and Schedule 4 of the Water Management (General) Regulation 2018, a Controlled Activity Approval is not required if it is undertaken on waterfront land in relation to a minor stream or third order stream, where the works are separated by a hard stand space such as a building.

An extract of Schedule 4 clause 31 is provided below.

31 Controlled activities on certain waterfront land

Any controlled activity that is carried out on waterfront land in relation to a minor stream or third order stream, where the activity is separated from the bed of the minor stream or third order stream by one or more of the following that has been lawfully constructed—

- (a) a public road,
- (b) a hard stand space (such as a car park or building),
- (c) a levee bank, but only if the levee bank is in an urban area, was the subject of a development consent under the *Environmental Planning and Assessment Act 1979* and is located within a designated high risk flood area (within the meaning of clause 45 of this regulation).

Note—

See Schedule 2 in relation to third order streams.

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><i>The proposed additions and alterations are located at ground level and are of a low scale, to match the existing building with no anticipated impacts on privacy, solar access or views.</i></p> |
| <p>(a) has an impact on the privacy of occupiers and users of other land, and</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>(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>(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 ridgelines 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 additions and alterations are sufficiently setback from the lease boundary on the northern and southern sides and are located over highly disturbed ground with no further impacts on open space, landscaping or view corridors.</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 additions are located over highly disturbed ground with no further 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> | |

| | |
|--|--|
| (d) as an amenity protection buffer between the proposed building and other buildings, and | |
| (e) as a means of reducing run-off, and | |
| (f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development. | |

4.1.2 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)(iiiia) – PLANNING AGREEMENTS

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

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 highly disturbed areas comprising of hard surfaces or exotic grasses and will therefore have no impacts on the natural environment.

Built Environment:

The impacts on the built environment are generally expected to be positive with the improved storage and waste management facilities and improved access into the building. The proposed additions and alterations have been designed to integrate with the existing building form and 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 storage and waste management as well as improved entrances by way of providing a ramp and landing at the main hotel entrance, airlock on the northern side ground floor entrance and replacement staircase on the northern side first floor entrance.

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 proposed additions and alterations are located more than 80m from the closest tourist accommodation development and therefore is not required to be publicly notified or advertised.

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 site is not mapped as comprising high biodiversity value, see below.



Figure 14: Biodiversity Values Map

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 8500m², 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 additions incorporate a building footprint less than 50m² and the building footprint comprises of either hard surfaces or exotic grasses with no native vegetation. Therefore, the clearing threshold cannot be triggered.

Furthermore, with no native vegetation to be cleared, the development is unable to likely significantly affect threatened species or ecological communities, or their habitats due to the location and scale of the works and high level of previous disturbance. A 'test of significance' is therefore not required.

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

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 provide an improved storage and waste management as well as improved entrances by way of providing a ramp and landing at the main hotel entrance, airlock on the northern side ground floor entrance and replacement staircase on the northern side first floor entrance.

The additions and alterations have been designed to be located over highly disturbed areas and to be compatible with the existing building.

On balance, the proposed additions and alterations will generate positive social and economic impacts for the hotel 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 Smiggins Hotel, 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

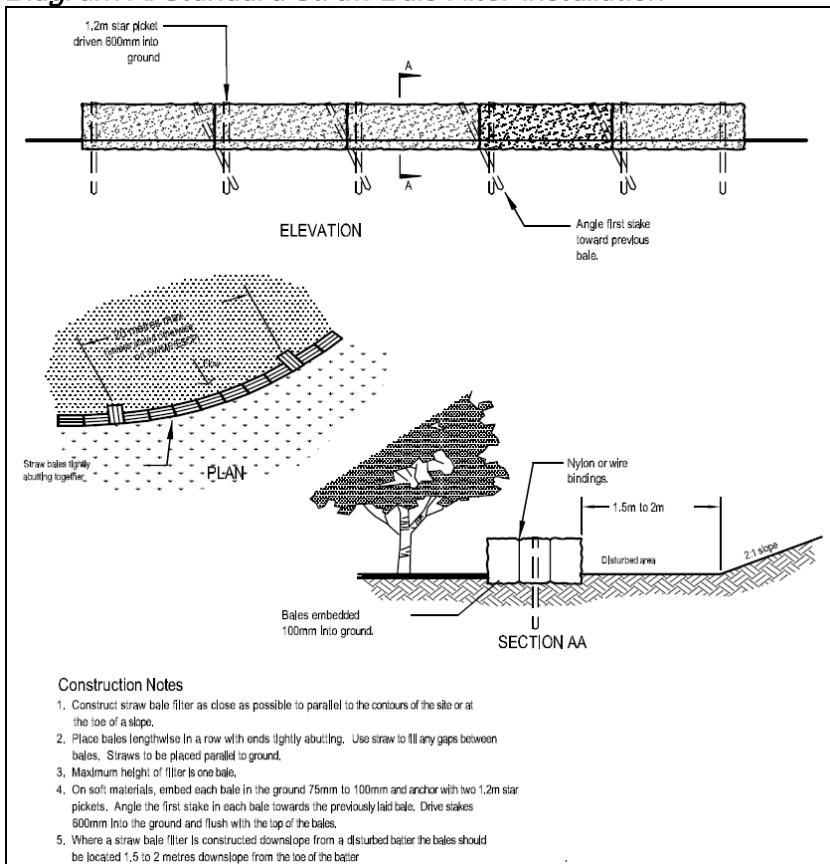
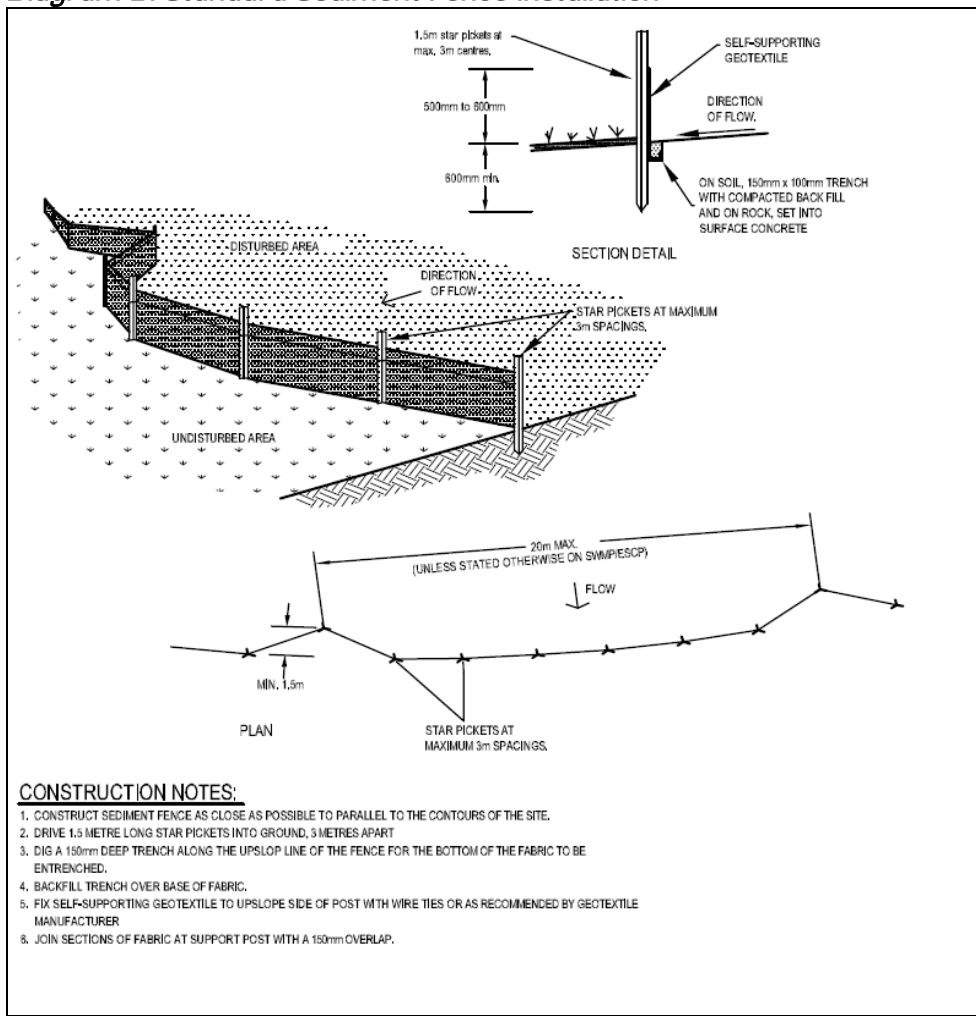


Diagram B: Standard Sediment Fence Installation



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 Corroboree 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 within the car park area identified in figure 3 above.

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 |
| 1. Permitted Land Uses and Floor Space | | |
| <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 hotel. The additions relate to a garbage and storeroom and an airlock. Therefore the additions do not provide additional floor area for accommodation.</i></p> |
| 2. Location, Setbacks and Building Envelope | | |
| 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; | ✓ | <i>Proposed additions are located over previously disturbed areas.</i> |
| The proposed gateway building at Smiggin Holes shall be located on the existing PBPL workshop site (once workshop is relocated); | N/A | <i>Not applicable.</i> |
| Development proposals which negatively impact on the natural character, major view corridors and the approaches to the resorts will not be permitted; | ✓ | <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> |
| 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. | N/A | <i>Not applicable.</i> |
| 3. Building Height, Style and Roof Form | | |
| Height of buildings in the area is restricted to two storeys; | ✓ | <i>The additions are single storey in height.</i> |

| | | |
|--|-----|--|
| The maximum height from the ridgeline to the lowest point where the building meets the ground is restricted to 10 metres; | ✓ | <i>Complies.</i> |
| Building height is restricted such that buildings do not break the skyline when viewed from the floor of the valley; | ✓ | <i>Complies.</i> |
| Roof colour is to conform with the colour palette for the area; | ✓ | <i>Roof colour to match existing.</i> |
| Roofs are to be designed in accordance with BCA requirements for alpine areas; | ✓ | <i>Complies.</i> |
| 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 | <i>Not applicable.</i> |
| 4. Building Materials, Finishes and Colours | | |
| Buildings are required to meet the need for energy efficiency in the mountain context; | ✓ | <i>Noted.</i> |
| Colours of external walls and roofs are to be selected from a palette specified for the area; | ✓ | <i>A palette specified for the area does not exist. The proposed colour used for the external additions and alterations are to match existing.</i> |
| 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 | <i>Not applicable.</i> |
| A minimum 15 per cent of the overall elevation is to be stone facing; | N/A | <i>Not applicable.</i> |
| 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 | |
| Non-reflective materials are to be used to minimise glare; | N/A | |
| 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 | <i>Not applicable.</i> |
| 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 | <i>Not applicable.</i> |
| 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 | <i>Not applicable.</i> |
| Colonnades and awnings should be used at ground level to provide weather protection; | N/A | <i>Not applicable.</i> |
| 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 | <i>Not applicable.</i> |
| 6. Landscaping | | |
| Vegetation used for landscaping is limited to endemic native species that are adapted to the particular environment; | N/A | <i>Not applicable.</i> |

| | | |
|--|-----|--|
| Landscaping is required to incorporate a range of sustainable elements. | | |
| 7. Signs and Advertising | | |
| Advertising is to comply with any adopted Advertising Policy; | N/A | <i>Not applicable.</i> |
| 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. | | |
| 8. Carparking Areas | | |
| Carparking areas for summer use are to be provided at a rate of one for every ten beds in each development; | N/A | <i>Not applicable.</i> |
| Proposals for surface carparking are to include adequate provision for snow clearing 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. | | |
| 9. Building Access | | |
| 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; | N/A | <i>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.</i> |
| 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. | | |
| 10. Integration and Staging | | |
| Where developments are to be staged over a number of construction seasons, a staging plan is to be prepared; | N/A | <i>The proposed development is not required to be staged.</i> |
| 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. | | |
| 11. Aboriginal Cultural Heritage | | |
| 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. | ✓ | <i>Works not located within mapped sensitive areas and an Due Diligence Assessment has been undertaken.</i> |