

## STATEMENT OF ENVIRONMENTAL EFFECTS

### INTERNAL & EXTERNAL ALTERATIONS 'MERRITTS ALPINE LODGE' 13 MOUNTAIN DRIVE, WOODRIDGE, THREDBO



**JULY 2011**  
Project: 25-11

**Dabyne Planning Pty Ltd**  
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## STATEMENT OF ENVIRONMENTAL EFFECTS

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This report has been prepared by:



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## 1. INTRODUCTION

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

The application relates to a property known as 'Merritts Alpine Lodge' located at 13 Mountain Drive within the Woodridge area, Thredbo. The property is located within Lot 601.

The proposal seeks consent for undertaking renovations to the building including a range of external and internal alterations. All of the proposed works are contained within the existing building footprint with no ground works proposed.

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 79C(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.



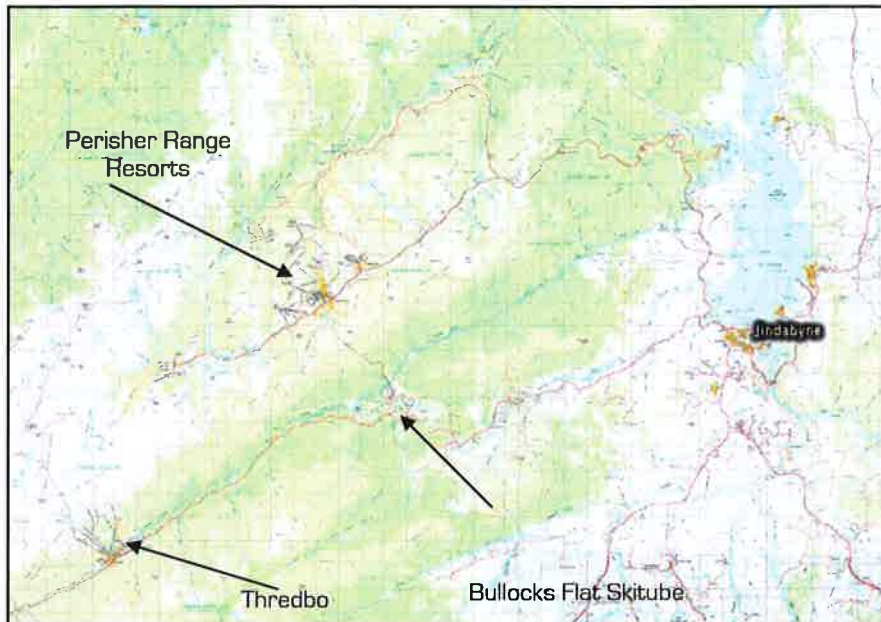
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## 2. THE SITE AND LOCALITY

### 2.1 Locality

The subject site is located within the Thredbo Alpine Resort, approximately 30kms from Jindabyne. Access to the resort is achieved via the Alpine Way.

The location of Thredbo is illustrated in context with the regional locality below:



*Figure 1: Context of the site within the Region*



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

## 2.2 The Site

The subject site is located at Lot 601, 13 Mountain Drive within the Woodridge Stages 1 & 2 area of Thredbo Village.

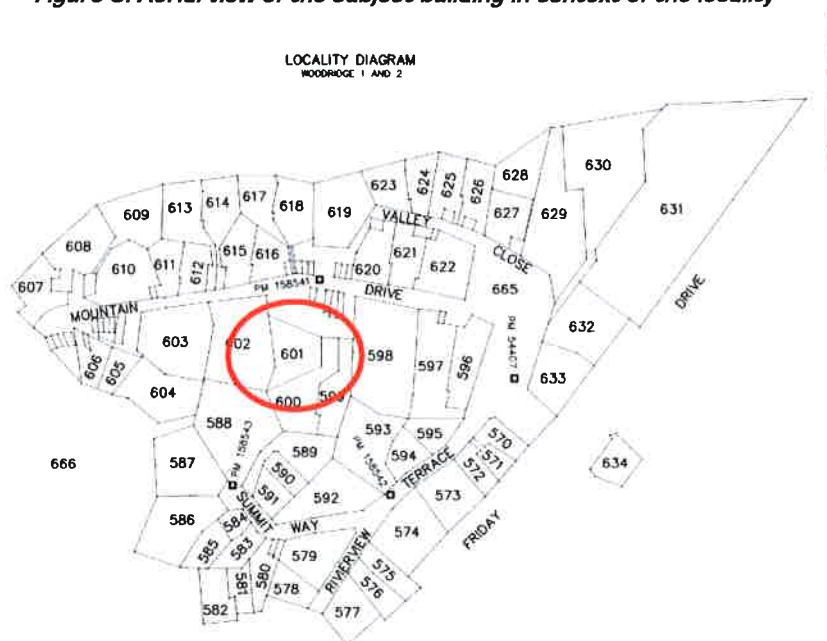
The subject chalet, although called 'Merritts Alpine Lodge' is a detached two storey chalet and not a club or commercial ski lodge and is licensed for a maximum of eight (8) beds.

The allotment is bound by other chalets and lodges to the north, east and west with native vegetation scattered around the building and a common area to the south.

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



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



*Figure 4: Survey diagram of the subject allotment in context with Woodridge*

The following photos identify the existing building and site:



*Figure 5: Photo of the northern elevation and entrance*



*Figure 6: Photo of the north-east elevation and existing deck to be renovated*



*Figure 7: Photo of the eastern elevation*



*Figure 8: Photo of the front entry and foyer*



*Figure 9: Photo of the rear south-west corner and location of proposed spa*



*Figure 10: Photo of the southern elevation*

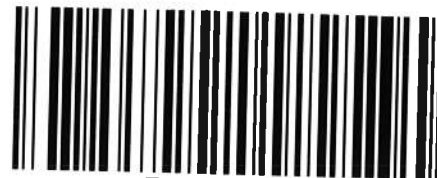


*Figure 11: Photo of western elevation*



*Figure 12: Photo of car park for the building*





### 3. DESCRIPTION OF THE DEVELOPMENT

#### 3.1 General Description

The proposed development comprises of a range of internal and external alterations. The principal alterations include:

##### Ground Floor:

- ~~Extend the existing roof over the existing landing at the front entrance of the building.~~
- Replace the existing timber decking with steel mesh decking for the front landing.
- Relocate the Fire Hose Reel from the rear of the building to the front of the building.
- Continue the steel mesh decking down the western side of the foyer for access to the relocated Fire Hose Reel.
- Remove the remains of the old balcony around the outside of the foyer.
- Replace the door/window with a new window on the north-west facade of the living room.
- Install a new window with 900mm sill on the western facade of the living room.
- Install a new spa on the south-west corner of the building.
- Extend stonework around the new spa to match existing.
- Install glass above the stonework for the new spa.
- Install decking around the new spa.
- Install a new window on the southern facade of the kitchen and install new sliding door for access to the new spa.
- Relocate the hot water storage units to the western facade.
- Replace existing windows with new larger and wider window on the southern facade of the sauna.
- Install new windows on the south-east facade of the ensuite.
- Replace existing timber bearers, joists and posts and timber decking on the ground floor deck on the north-east corner with steel (nb: post holders and footings to be retained).
- Replace existing balustrade on the deck along the north-east facade as well as the front entry with timber and steel posts.
- Replace the existing door onto the deck from the dining room with a new sliding glass door.

##### First Floor:

- Install a new privacy screen on north-western corner.
- Install a new window with 1.5m sill on the western facade for the existing shower.
- Install one additional skylight to the bathroom in the south-west corner of the building.
- Remove the first floor deck and beam on the north-east corner of the building (off Bedroom 4).
- Replace the door/window with a new window on the north-east facade of Bedroom 4.
- Replace balustrade on the landing on the western side of building with new balustrade.

Please refer to the Architectural Plans for the detailed drawings of all the proposed works.



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## 4. ENVIRONMENTAL PLANNING AS

### 4.1 SECTION 79C(1)(a)(i) - ENVIRONMENTAL PLANNING INSTRUMENTS

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

#### Clause 11 - Land Use Table:

The land use table for Thredbo Alpine Resort specifies that 'Tourist accommodation' is permitted with consent. The proposed alterations are for an existing chalet building used for tourist accommodation and 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,	<p><i>The proposed alterations are contained within the existing building footprint and will therefore have no impact upon existing natural environment.</i></p> <p><i>The proposed alterations are considered to result in a development that is consistent with the aims and objectives set out in clause 2 of the SEPP.</i></p>
(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),	<p><i>The proposed alterations do not require any mitigation measures for environmental hazards.</i></p>
<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 alterations will not affect the capacity of the existing transport, reticulated effluent management system, waste disposal facilities or existing water supply within the Village.</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 alterations will not alter the character of the resort.</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 proposed works do not involve any excavations or footings and therefore, being located outside of the 'G' line, the works do not pose any Geotechnical Risk and do not require any further assessment.</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>No excavation works are proposed.</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 roof water dispersed from the small additional roof area over the front landing can connect into the existing storm water drainage system (drip line drains).</i></p>
<p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range,</p>	<p><i>The proposed alterations have been designed to integrate with the existing building and surrounding built form and will not generate any visual impacts.</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 alterations are not expected to increase any activities outside of the ski season.</i></p>
<p>(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:</p> <p style="padding-left: 20px;">(i) the capacity of existing infrastructure facilities, and</p> <p style="padding-left: 20px;">(ii) any adverse impact of the development on access to, from or in the alpine resort,</p>	<p><i>Not applicable.</i></p>
<p>(l) if the development is proposed to be carried out in Perisher Range Alpine Resort:</p> <p style="padding-left: 20px;">(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 style="padding-left: 20px;">(ii) the document entitled Perisher Blue Ski Resort Ski Slope Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department,</p>	<p><i>Not applicable.</i></p>

<p>(m) if the development is proposed to be carried out on land in a riparian corridor:</p> <p>(i) the long term management goals for riparian land, and</p> <p>(ii) whether measures should be adopted in the carrying out of the development to assist in meeting those goals.</p>	<p><i>The proposed alterations are located more than 90m from the nearest watercourse being Merritts Creek, to the north.</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><i>Not applicable.</i></p>
<p>(c) to minimise soil erosion and enhance the stability of the banks of watercourses where the banks have been degraded, the watercourses have been channelised, pipes have been laid and the like has occurred.</p>	<p><i>Not applicable.</i></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><b>(1) Building height:</b> 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 alterations will not change the overall building height or general building envelope.</i></p> <p><i>Therefore no additional solar access or view loss issues will be generated. All of the window and deck changes have incorporated privacy screens, high sill heights and/or glass frosting to ensure that the privacy of the occupants within the subject building and the privacy of occupants in other buildings is maintained.</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>(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>Not applicable.</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><b>(2) Building setback:</b> 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 alterations are contained within existing building footprint.</i></p>
<p>(b) assists in achieving high quality landscaping between the building and other buildings, and</p>	<p><i>The alterations will not encroach within any existing setbacks.</i></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><b>(3) Landscaped area:</b> 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>As stated above, the proposed alterations will not impact on any existing 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>	
<p>(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.</p>	

#### 4.2 SECTION 79C(1)(a)(ii) – DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

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

#### 4.3 SECTION 79C(1)(a)(iii) – DEVELOPMENT CONTROL PLANS

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

#### 4.4 SECTION 79C(1)(a)(iiia) – PLANNING AGREEMENTS

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

#### 4.5 SECTION 79C(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.

#### **4.6 SECTION 79C(1)(b) – LIKELY IMPACTS**

##### **Natural Environment:**

The proposed alterations are contained within the existing building envelope and will therefore have no impact on the natural environment.

##### **Built Environment:**

The proposed alterations will not change the building footprint or form of the building and have been designed to integrate with the existing chalet. The overall changes to the built environment by the proposed alterations are considered positive.

##### **Social and Economic impacts in the locality:**

The proposed alterations will generally improve the use and functionality of the building while improving its aesthetics.

The proposed alterations will result in the chalet being improved, providing greater amenity to the guests of the chalet, resulting in a positive economic impact with a number of short term construction jobs being generated.

#### **4.7 SECTION 79C(1)(c) – SUITABILITY OF THE SITE**

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

#### **4.8 SECTION 79C(1)(d) – SUBMISSIONS**

The consent authority may choose to notify surrounding sub-lessees, although the impacts from the proposed alterations are expected to be minimal.

#### **4.9 SECTION 79C(1)(e) – THE PUBLIC INTEREST**

The proposed alterations are considered to be within the interest of the public, as they will result in an improvement to the building without generating any negative impacts on the environment.



## **5. CONCLUSION**

The proposed development has been considered in regard Section 79C of the EP&A Act, 1979 and State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

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

The proposed works are considered to enhance the guest's amenity and efficient use of the building without generating any negative environmental or social impacts and are considered to complement the existing built environment.

## **APPENDIX A**

### **SITE ENVIRONMENTAL MANAGEMENT PLAN**



## **APPENDIX A SITE ENVIRONMENTAL MANAGEMENT PLAN 13 Mountain Drive, Woodridge. Thredbo**

### **1. Introduction**

As detailed in the Statement of Environmental Effects, the proposed alterations are contained within the existing building footprint.

Therefore the works do not involve excavations or earthworks and therefore there is no requirement for erosion and sediment controls.

The following plan has been provided to identify the appropriate location for access and parking for construction vehicles, and material storage to assist in minimising any impacts arising from the construction works.

### **2. Access & Vehicle Parking**

Access to the site will be achieved via Mountain Drive. Construction vehicles will be able to park within the designated parking area identified in Figure 1 below.



*Figure 1: Designated vehicle parking for 13 Mountain Drive*

### **3. Material Storage**

Material storage for the construction works can be placed temporarily in the area out the front of the chalet within an existing car parking space as identified in figure 2 below.



*Figure 2*

## 4. Waste Management

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

- All litter generated on site is to be disposed of in appropriate bin provided on site and disposed at Thredbo tip.
- The use of a 'Skip Bin' for construction waste is preferred.
- All employees shall be informed of the need to maintain a clean worksite.
- Site generated waste including garbage, concrete and excess materials shall be collected within the waste bin and removed from the site to landfill located in Jindabyne.
- All loads of rubbish removed shall be securely covered to ensure no spillage.
- To the furthest extent possible efforts shall be made to reduce, reuse and recycle materials used onsite.
- The worksite shall be left in a tidy and rubbish free state upon completion of the Project.

## 5. 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.

## 6. Air pollution

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

## 7. Fuels and Chemicals

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

## 8. 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 Brigade	000	Jindabyne: 6456 2476
NSW Ambulance	000	
Medical Centres	Thredbo: Jindabyne: 6457 1221	
National Parks and Wildlife Service (NPWS)	1800 629 104	Jindabyne 6450 5555
Roads and Traffic Authority	Traffic incidents & road conditions: 131 700 Road closures and special events: 132 701	
Environment Protection Authority Environment Line	131 555	