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DEVELOPMENT ASSESSMENT AND
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STATEMENT OF ENVIRONMENTAL EFFECTS



'HAPPY JACKS' Lot 816 - Unit 9, Mowamba Place, THREDBO

DECEMBER 2011

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Introduction

Phillips Henningham P/L Architects has been engaged to prepare a Statement of Environmental Effects as part of a Development Application to the NSW Department of Planning. The DA seeks consent for excavation of the sub-floor area to create space to accommodate two bathrooms and a laundry cupboard. The existing bathroom is to be demolished and consolidated to Bedroom 1. The proposal lies completely within the envelope of the existing building.

This SEE will describe the site and the proposed works and make an assessment against the matters for consideration listed under Sect. 79C(1) of the EP&A Act, 1979.

The Locality

The subject site is located within the Thredbo Alpine Resort. Thredbo is accessed by the Alpine Way, approximately 30kms from Jindabyne.

The Site

The subject site is located at 'Happy Jacks' Lot 816 - Unit 9, Mowamba Place in Thredbo Village. Unit 9 is the ground floor unit of the western chalet.

The site is accessed by a path from Mowamba Place, between Berntis Lodge and the House of Ullr.

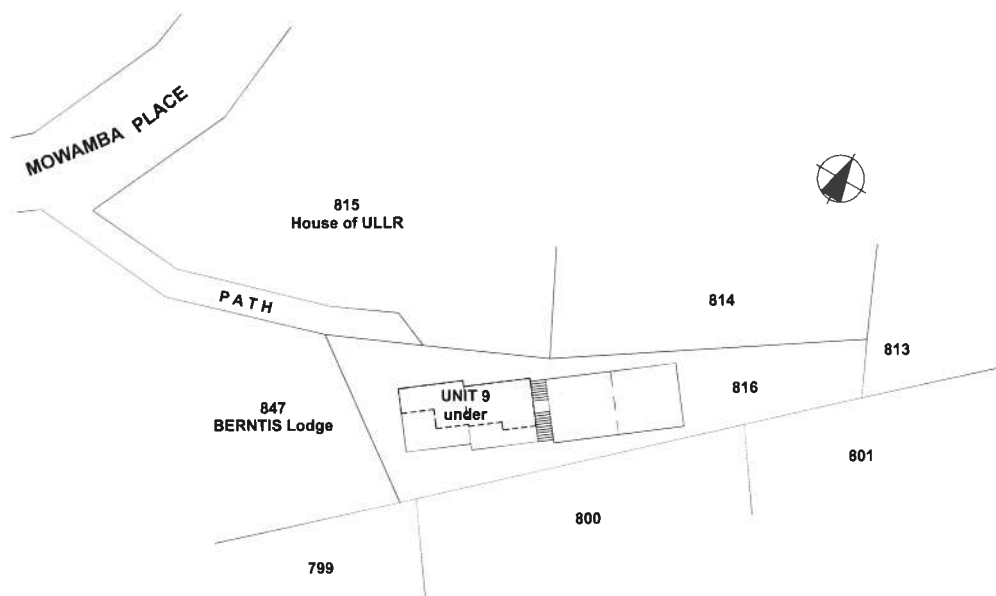


Figure 1 : Site Plan



Figure 2: Undercroft of balcony over, looking towards Unit 9 entry

Proposal

The proposed development comprises of the demolition of the existing bathroom with its floor area consolidated into Bedroom 1 and the excavation of the southern foundation area to create the space for the installation of two bathrooms and a laundry cupboard. The area will be excavated down to achieve the required minimum floor to ceiling heights. Concrete block retaining walls (approx. 1.2m high) and floor slab will be employed to retain the earth where necessary and be provided with appropriate drainage and waterproof membrane. The only proposed changes to the external fabric is the provision of an access hatch on the eastern facade and an exhaust duct wall cap to western facade. The proposed additional floor area is 9.16m² and is situated well within the foot print of the building over. The proposed additional area does not increase the accommodation capacity of Unit 9.

Planning Assessment

This section will consider the following: The assessment of the Natural Environmental Impact; the Built Environment Impacts; the Site Suitability and the Public Interest in accordance with Section 79C(1)(a)(b)(c)(d) and (e).

SECTION 79C(1)(a)(i) – ENVIRONMENTAL PLANNING INSTRUMENTS

The only applicable Environmental Planning Instrument to the proposed development is the State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 (SEPP Alpine Resorts). The relevant clauses 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 proposal is for alterations to an existing chalet building which is used for tourist accommodation and is therefore permissible with consent.

CLAUSE 14 - Matters for Consideration:

(a) the aim and objectives of this Policy, as set out in clause 2,

As the proposal is completely contained within the envelope of the existing building, it will have no impact on the existing natural environment. The proposal is considered to be consistent with the aims and objectives of set out in clause 2 of the 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),

As the proposal is completely contained within the envelope of the existing building and the level of proposed excavation of the foundation space is small, any impact on the natural environment will be negligible.

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:

(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development,

(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,

(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,

(iv) the capacity of any existing water supply to cater for peak loads generated by the development,

Due to the minor nature of the works, the proposal will not affect the capacity of the existing transport, reticulated effluent management system, waste disposal facilities or existing water supply within the Village.

(d) any statement of environmental effects required to accompany the development application for the development,

This document satisfies this sub-clause.

(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,

The proposal will not alter the character of the resort.

(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,

A geotechnical report has been prepared by Coffey Geotechnics P/L and provided with the DA separately.

(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,

The proposal does include some excavation works. As this excavation is occurring within the external walls of the existing building, these same walls will contain and protect the excavation, ensuring no possible erosion or run-off of excavated materials.

(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works, *The proposal does not involve any additional catchment and will not require any stormwater drainage works.*

(i) any visual impact of the proposed development, particularly when viewed from the Main Range, *The proposal is contained within the existing building and cannot create any visual impacts.*

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, *The proposal will not be connected with a significant increase in activities outside of the ski season.*

(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:

(i) the capacity of existing infrastructure facilities, and

(ii) any adverse impact of the development on access to, from or in the alpine resort,

NA

(l) if the development is proposed to be carried out in Perisher Range Alpine Resort:

(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

(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,

NA

(m) if the development is proposed to be carried out on land in a riparian corridor:

(i) the long term management goals for riparian land, and

(ii) whether measures should be adopted in the carrying out of the development to assist in meeting those goals.

The proposal is approximately 100m from the Thredbo River.

(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.

NA

(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,

NA

(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.

CLAUSE 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
- (b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and
- (c) has an impact on views from other land, and
- (d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and
- (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
- (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
- (g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.

The proposal is located within the ground floor subfloor space of the existing building. With this arrangement, there are no impacts in regards to privacy, solar access or views.

(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
- (b) assists in achieving high quality landscaping between the building and other buildings, and
- (c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and
- (d) is adequate for the purposes of fire safety, and
- (e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and
- (f) will facilitate the management of accumulated snow.

The proposal is located within the ground floor subfloor space of the existing building. With this arrangement, there is no possible encroachment within any existing setbacks.

(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
- (b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and
- (c) to limit the apparent mass and bulk of the building, and

(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.

The proposal is located within the ground floor subfloor space of the existing building. With this arrangement, there is no impact on any existing landscaping.

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.

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.

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.

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.

SECTION 79C(1)(b) – LIKELY IMPACTS

Natural Environment: The potential for impacts to the natural environment is negligible due to the arrangement of the proposal within the envelope of the existing building.

Built Environment: The proposal will increase the floor area of the unit by 9.16m² but will make no changes to the external form of the building.

Social and Economic impacts on the locality:

The proposal has made use of the existing sub-floor area which will improve the amenity to the occupants by providing an additional bathroom and enlarging one of the bedrooms. The required construction works will provide a short term benefit to the local economy by generating construction jobs.

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

The subject site is considered suitable to accommodate the proposal.

SECTION 79C(1)(d) – SUBMISSIONS

The consent authority may choose to notify surrounding sub-lessees, although the impact from the proposal is expected to be negligible.

SECTION 79C(1)(e) – THE PUBLIC INTEREST

The proposed development is likely to have positive social and economic effects with negligible impact on the environment and is, in our opinion, in the public interest.

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. This report has detailed how the proposal has achieved compliance with the above legislation and the Environmental Planning Instrument.

The location of the proposal within the sub-floor area of the existing building ensures that environmental impacts will be minimal. The proposed development will not have any adverse social or economic impacts. It will provide an increase in the quality of accommodation in Thredbo generally and will increase the amenity for the occupants specifically. It will also provide local employment opportunities during the construction and building maintenance stages.

In light of the above considerations, it is our opinion that the proposal is appropriate from a planning point of view and is in the public interest.