

SITE ENVIRONMENTAL MANAGEMENT PLAN

Project | Proposed alterations and additions to units 20-25

At | The Stables, 20 Candle Heath Road, Perisher Valley, Snowy Mountains NSW 2624

For | Matthew Anstee



View of existing restaurant and accommodation from Candle Heath Road.

Date | 30th October 2023

Prepared by | **TZIALLAS ARCHITECTS**

1 | Project description

This stage of works involves minor alterations to units 20-25 (inclusive) at The Stables resort in Perisher Valley. Units 20-25 are all attached and are located to the Western boundary of the lease site. The scope of work includes urgent remediation work to prevent further water damage occurring, and consists of:

- Replacing existing timber windows and doors with aluminium frames,
- Replacing existing timber cladding on these units with metal cladding,
- Re-cladding the existing rendered/painted brickwork sections with metal cladding,
- Enclosing the balconies to prevent snow build up on these areas and adding the floor area to the 2nd bedrooms.

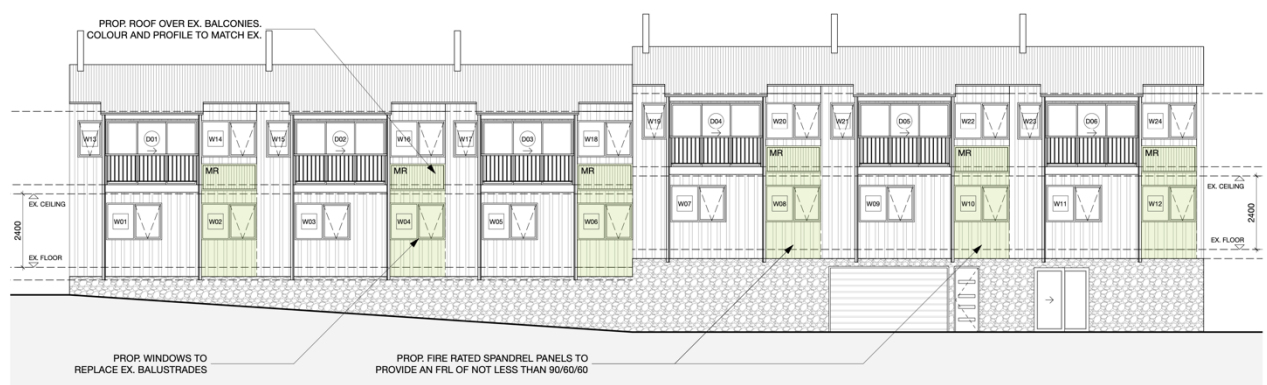


Image of existing balcony space to be enclosed.

2 | Erosion and Sediment Control

Details of sediment fencing has been included on the Waste Management Plan (drawing DA-05-snippet below) in the DA

set of drawings submitted.



The proposed work is limited to the ground floor and the proposal does not involve any excavation, or cutting and filling. Due to the nature of the work, we do not anticipate any physical erosion or sediment issues during construction, however it will be the responsibility of the builder/contractors to erect any required sediment barriers and control any waste created on site.

3 | Management of Native Vegetation

This proposal does not include the removal of any trees or vegetation, and no ground disturbance is required during construction. The vegetation (mainly grass) is minimal to the western boundary where the construction will be taking place, and this area is not mapped as significant on the biodiversity values map. Any deliveries to site will come via the existing driveway directly off Candle Heath Road, and trade vehicles can/will park on the eastern side of the building that units 20-25 occupy. The builder and any contractors will work to limit any impact to vegetation within the vicinity of the construction zone.

4 | Waste Management

Demolition waste will include the damaged timber cladding, and the old timber framed windows and doors. This waste will be sorted and stored along the driveway in the areas noted on the waste management plan included in the DA drawings package. Waste will be removed from the site by the builder/contractor and disposed of at the regional waste management facility in Jindabyne.

Construction waste will also be sorted and collected in waste bins at the entry to the site, and then disposed of or recycled at the facility in Jindabyne. Construction waste will be minimal and will include metal cladding offcuts, timber framing offcuts and packing from the new windows. Loads of waste will need to be covered when being transported to the disposal facility.

5 | Noise and Vibration Pollution

To assist in minimising the impact to surrounding properties, and neighboring units/apartments, construction work will only be carried out between the hours of 7.00am and 6.00pm on Monday to Friday, and 7:00am to 1.00pm on Saturdays, with no work to be scheduled on Sunday or public holidays. The work includes light weight construction work, and whilst some power tools will be required, the builder will endeavour to keep noise to a minimum and use hand tools where possible to reduce the impact of noise and vibration in the resort.

Part 06 | Air Pollution

The demolition and construction work proposed with this DA will not produce excessive dust pollution. Some fine particle dust may be occur when drilling into the existing masonry walls to install the new cladding. The builder/contractor can mitigate this by using an extraction fan/industrial vacuum/or similar.

Part 07 | Fuels and Chemicals

A small amount of cleaning product may be required on site, as well as sealants and construction adhesive. It is not anticipated that storage of fuel will be required during construction.

Part 08 | Emergency Procedures

Jindabyne Police Station

14 Thredbo Terrace, Jindabyne 2627

Phone: 02 6456 2244

Perisher Valley Fire & Rescue Station

Kosciusko Road, Perisher Valley NSW 2624

Phone: 02 6457 5037

Jindabyne Fire & Rescue Station

10 Thredbo Terrace, Jindabyne NSW 2627

Phone: 02 6456 2476

NSW RFS (for bushfire assistance)

Phone: 1800 679 737

SES (for flood and storm assistance)

Phone: 132 500