

STATEMENT OF ENVIRONMENTAL EFFECTS

Project | Proposed Alterations to existing 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

Date | 30TH October 2023

Prepared by | Tina Tziallas

Part 01 | Site + Project Description

Site Location

The Stables are located on Candle Heath Road, Perisher Valley. This is a 30 minute drive up Kosciuszko Road from Jindabyne to Perisher Valley, approximately 300m to the Perisher Ski Tube Terminal and 400m to the Perisher Centre / Village 8 Chairlift. This is approximately a 10 minute walk from the Skitube Terminal.



Location Map – Site indicated in yellow (Spatial Information eXchange maps)

Site use

The site has and is currently being run as a hotel. They offer superior accommodation in the heart of the Perisher Ranges. The Stables Apartments incorporate contemporary on snow accommodation features, designed to blend perfectly with the surrounding Snowy Mountains high country.

Existing Structures

The site comprises of the following structures:

- Main Building – This includes a reception, kitchen with bar/restaurant area on the ground floor, with a bar, toilets and managers apartment on the first floor. There is also a basement for storage and bar equipment.
- Attached to the main building are five one bed serviced apartments to the ground floor, with a further four on the first floor, with their bedrooms within the loft space.
- To the east of the main building are twenty three attached/detached self-contained units, some with internal access and others externally accessed.

Project Description

As part of this stage of work, we are seeking approval for alterations and remedial work to units 20-25. The proposal includes:

- Enclosing the existing balconies on units 20-25 to eliminate snow build up and resolve water penetration issues.

- Incorporating this area into the floor area of the 2nd bedrooms, adding an operable window for adequate light and ventilation.
- Replacing existing timber windows with aluminium frames as they are failing and leaking due to the harsh alpine conditions. Please note the window and door openings will remain the same size, and in the same locations as they are currently.
- Replacing existing timber cladding on these units which perishing and is in urgent need of remediation to prevent further water damage to the structures. We have proposed Colorbond cladding (with a similar colour and profile to the existing metal cladding on the buildings) to replace the rotten timber externally, and also re-clad over the painted masonry sections of the building.

The above changes are minor and will not negatively impact the surrounding properties. There are no proposed changes to the height of the building, and no changes proposed to overall footprint of the building. The setbacks remain unchanged.

An existing sign board is located near the front entrance, facing Candle Heath Road. No new signage is proposed as part of the additions and modifications we're seeking approval for.

Operational and Management Details

The proposed business activity will remain as a ski-lodge, offering superior accommodation in the heart of the Perisher Ranges. The total number of staff, and the maximum number on duty at any one time is 7. The maximum number of clients/customers expected in a day or at any one time is between 100 and 120. The Stables are operational 24 hours a day 7 days a week for Winter only.

The vehicles associated with the proposal will remain unchanged from the existing use of over snow transportation. There are currently seven parking spaces available to the front of the main building, however as no parking is permissible overnight in Perisher Valley and this proposal does not increase the number of potential customers, therefore the proposal will not require an increase in parking.

The delivery of goods will remain unchanged from the existing two deliveries a day during peak months. These deliveries are loaded and unloaded from the side entrance to the kitchen. The only machinery associated with the proposed business activity is the existing over snow transportation and ski-doo's. There is no production of raw or finished material within the operation of the business, any waste is of a general waste category and is disposed of at either Jindabyne waste and recycling or using the existing Skip Bins on site. There is no proposed hazardous materials or processes as part of the business.

Bed Allocation

The existing bed allocation is provided in the table below:

Apartment:	Beds:	Apartment:	Beds:
Apartment 01	2	Apartment 18	2
Apartment 02	2	Apartment 19	2
Apartment 03	2	Apartment 20	6
Apartment 04	2	Apartment 21	6
Apartment 05 (Management)	1	Apartment 22	6

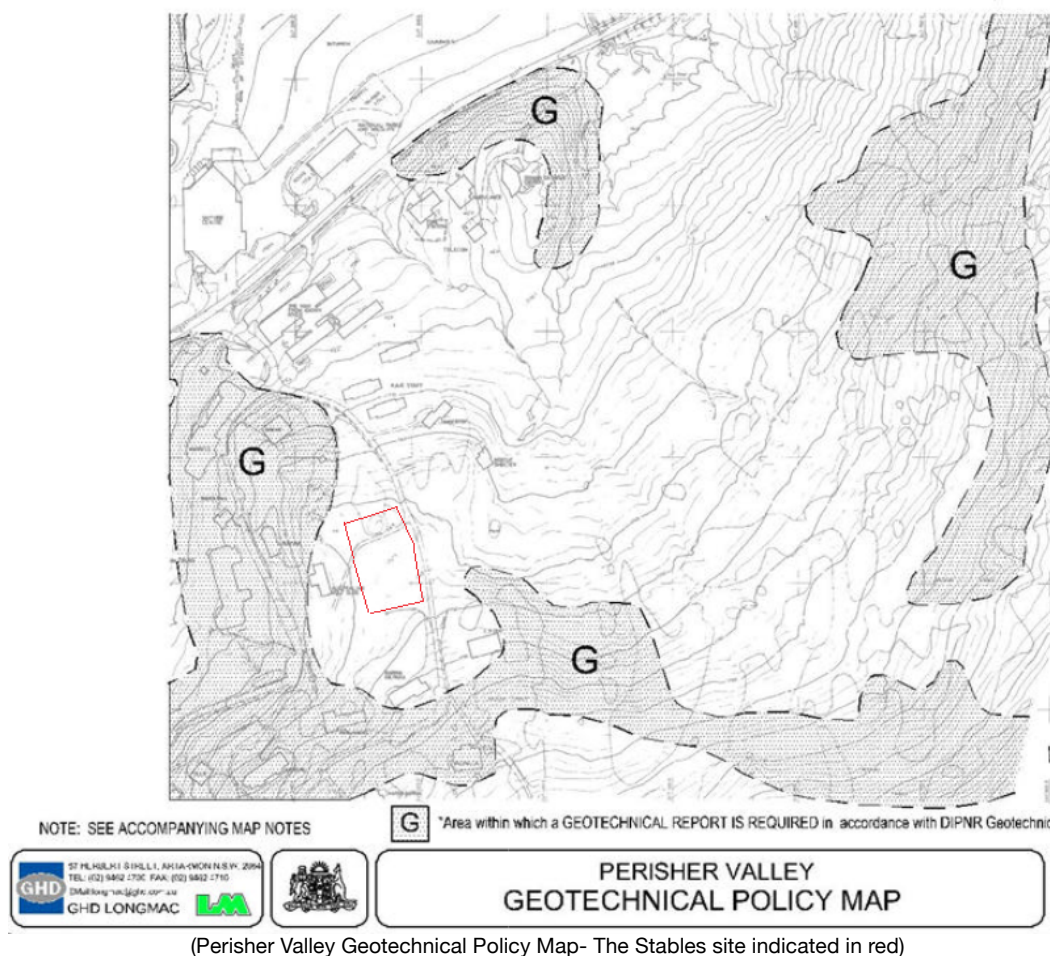
Apartment 06	2	Apartment 23	4
Apartment 07	2	Apartment 24	6
Apartment 08	2	Apartment 25	6
Apartment 09	4	Apartment 26	7
Apartment 09_01	2	Apartment 27	4
Apartment 10	2	Apartment 28	4
Apartment 11	2	Apartment 29	4
Apartment 12	4	Apartment 32	5
Apartment 13	4	Apartment 33	4
Apartment 14	6	Apartment 34	4
Apartment 15	6	Apartment 35	5
Apartment 16	6	Staff accommodation	12
Apartment 17	6	Total:	144

The bed allocation is to remain unchanged for the existing apartments. We are not seeking approval for any new beds as part of this proposal.

Geotechnical Consideration

Consideration has been given to possible geotechnical requirement on the site. We have referred to the Perisher Valley Geotechnical Policy Map and note that this site is located outside of the mapped areas requiring a full geotechnical report.

A site classification report, and form 4- minimal impact certification, has been prepared by Douglas Partners, and is submitted with this application.



Consideration of Aboriginal Archaeology

When the resort was constructed in circa 1998, the entire lease area was disturbed extensively during the construction period. During construction, no evidence of Aboriginal Heritage was identified or uncovered. We have also referred to the NSW Stage Heritage Inventory to search for any items of significance- no results were displayed in close proximity to the site. As previous construction did not uncover any evidence, and there are no items of significance close by, we are confident that this proposal will not uncover any items of concern.

Biodiversity Consideration

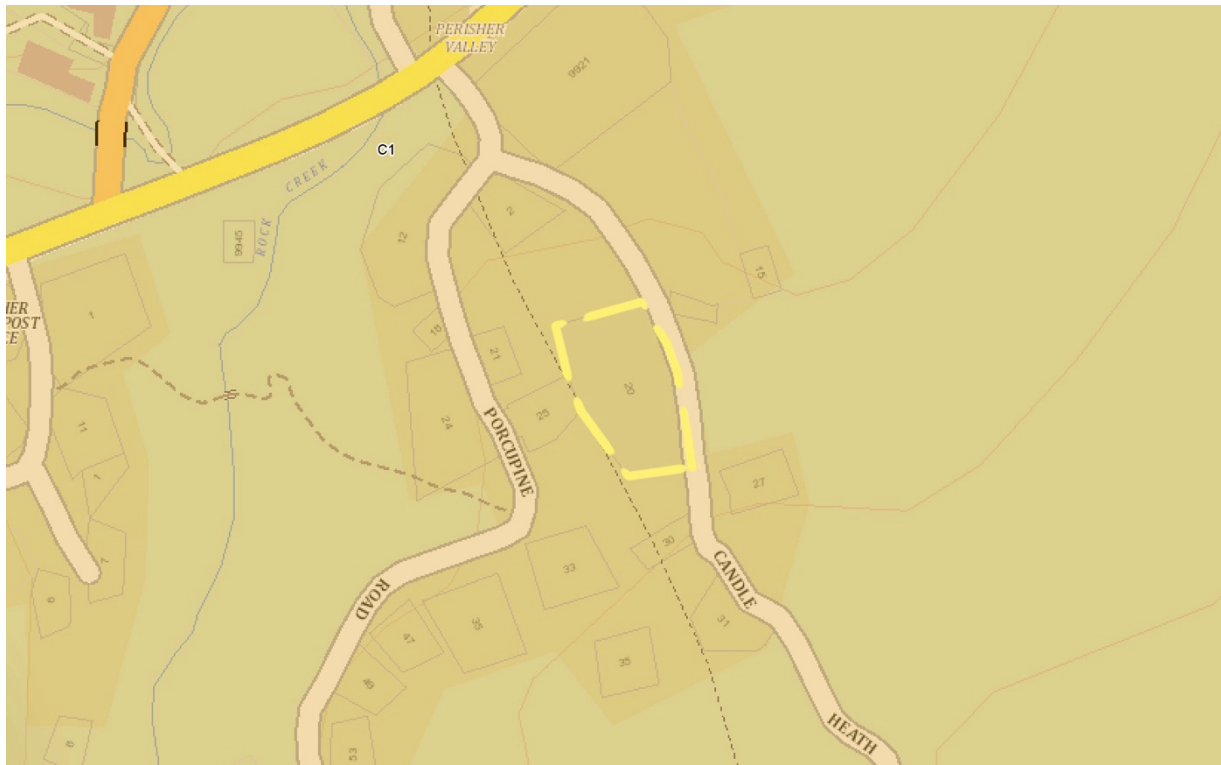
We have referred to Biodiversity Values Mapping, and our site is outside of the areas determined as sensitive. Our proposal is minor in nature, does not involve clearing of vegetation and will not negatively impact the surrounds.



(Biodiversity Value Map- site indicated with blue dot)

Part 02 | Site Zoning

The site is located within a National Parks and Nature Reserve and is zoned C1.



Site Location – Image taken from ePlanning Spatial Viewer

The land use table in the SEPP (*Precincts- Regional 2021*) for Perisher Range Alpine Resort states the following objectives:

1 Permitted without consent

Nil

2 Permitted with consent

Advertising structures; Building identification signs; Business identification signs; Car parks; Commercial premises; Community facilities; Depots; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Fences; Function centres; Helipads; Information and education facilities; Infrastructure facilities; Lifting facilities; Management trails; Medical centres; Monitoring stations; Places of public worship; Public utility undertakings; Recreation facilities (indoor); Recreation facilities (outdoor); Recreation infrastructure; Ski slope huts; Ski slopes; Snow-making infrastructure; Staff accommodation; Telecommunications facilities; The Ski tube; Tourist and visitor accommodation; Transport depots; Vehicle repair stations

3 Prohibited

Bed and breakfast accommodation; Farm stay accommodation; Any other development not specified in item 1 or 2

The current SEPP identifies the site as within the Perisher Range Alpine Resort zone. As this proposal is an addition to the existing use rights, it is permissible under the SEPP.

Part 03 | Legislation

SEPP (Precincts-Regional) 2021

Chapter 4 | Kosciuszko Alpine Region

Part 4.1- Preliminary

'The Stables' resort is located within the Perisher Range Alpine Resort, and we note this chapter applies to this subregion. We understand the aims and objectives of this chapter be heavily focused on protecting the Alpine Regions and the sensitive vegetation and ecosystems in this area. Our proposal is consistent with the aim and objectives of this chapter and does not seek to negatively impact the surrounding vegetation or ecosystems. Our proposal seeks to improve and repair an existing tourism facility, which will continue to benefit the region's economy. It is noted that our proposal does not have a relationship with any of the other environmental planning instruments listed in 4.6 within this part of the SEPP.

Part 4.2- Permitted or Prohibited Development

The 'Perisher Range Alpine Resort' land use table applies to the proposal, and we have included these objectives in the section above (Part 02- Site Zoning). This section of the SEPP also refers to subdivision, demolition and temporary use of land. This application does not seek approval for subdivision, or a temporary use of land. Minor demolition including removal of existing cladding and removal of damaged window is sought as part of this approval.

Part 4.3- Exempt and Complying Development

It is noted that this proposal is not permissible as exempt or complying development. We are submitting a development application to seek approval for the proposed works to units 20-25.

Part 4.4- Other development controls

This section of the SEPP refers to development:

<i>by Crown, public authorities or Snowy Hydro</i>	not relevant to this proposal as work is not being proposed/carried out by any of these entities.
<i>on land on Kosciuszko Road and Alpine Way</i>	not relevant as we are not seeking approval for advertising structures, car parks, infrastructure facilities, or roads.
<i>near Kangaroo Ridgeline</i>	not relevant as the development site is not identified as being part of Kangaroo Ridgeline (located at Charlotte Pass)
<i>on classified roads</i>	the proposal does not front a classified road, and the nature of this proposal will not result in increased traffic noise or emissions.
<i>for bushfire hazard reduction</i>	not relevant as we're not seeking to undertake bushfire hazard reduction work.
<i>public utility infrastructure</i>	not relevant, this proposal does not include public utility infrastructure
<i>the conversion of fire alarms</i>	not relevant, this type of fire alarm is not included as part of this application.
<i>Heritage conservation</i>	not relevant as the site does not contain heritage items, heritage significance, or aboriginal heritage items.

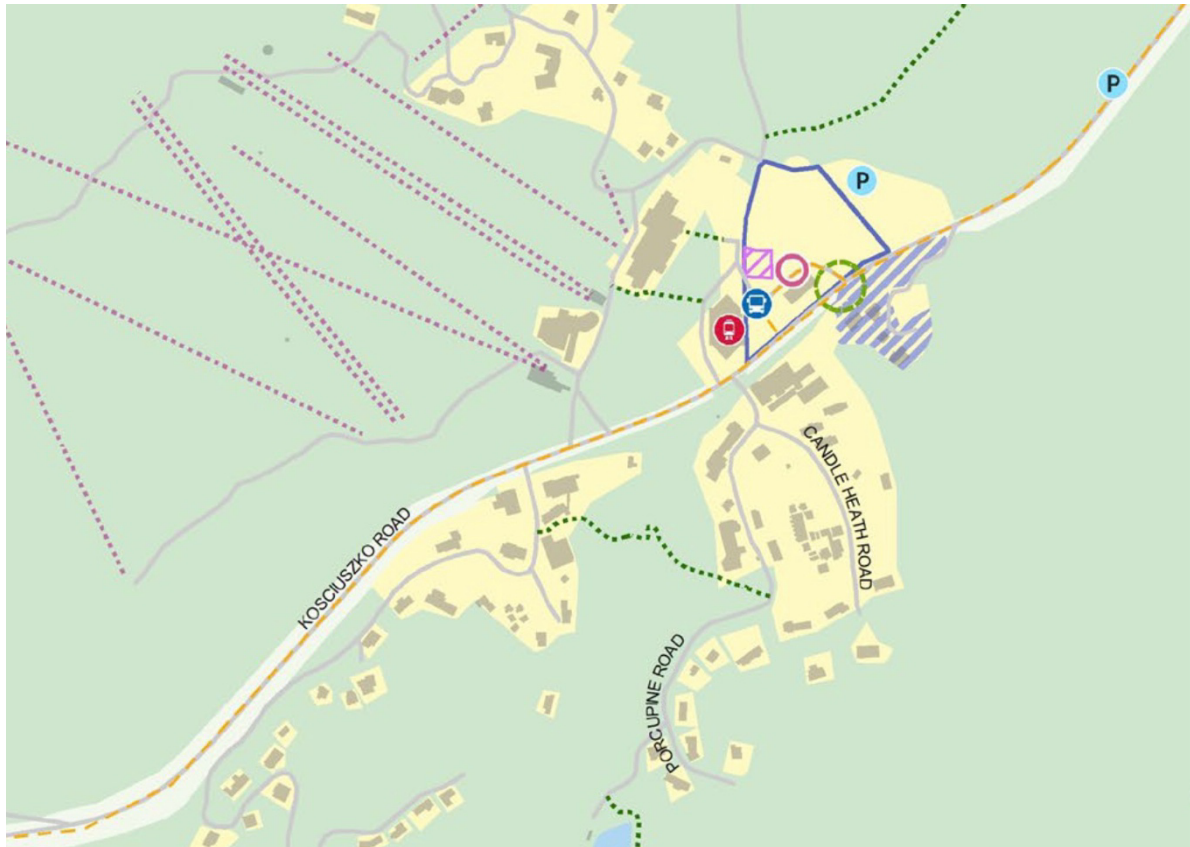
<i>Conservation incentives</i>	not relevant as the land does not include a building that is a heritage item, and there are also no heritage items located on the site.
<i>Eco-tourist facilities</i>	not relevant as the existing buildings at The Stables does not operate as an eco-tourism facility.
<i>Flood planning</i>	not relevant as the site is not mapped for, or affected by flood
<i>Earthworks</i>	The work proposed to units 20-25 does not involve earthworks, and the site will not be detrimentally impacted.

Part 4.5 Development assessment and consent

This section of the SEPP refers to:

<i>Master plans</i>	We have reviewed the current masterplan, and believe this proposal to be in line with the objectives outlined for the activation precinct (this is discussed further down in this document)
<i>Consultation with National Parks and Wildlife Service</i>	Noted- we understand that the application will be referred to NPWS for review and comment prior to approval.
<i>Consideration of master plans and other documents</i>	Noted- we understand that the application will be considered against the policies listed in section 4.28
<i>Consideration of environmental, geotechnical and other matters</i>	Noted- we have provided a site classification report to address any geotechnical concerns, and we have considered issues including visual impact, potential impact to existing vegetation/the site, and the existing character of the Perisher Valley subregion. The overall bulk and scale of the existing structure will remain generally unchanged as we aren't proposing to build outside of the existing footprint. The colours and materials proposed will match the other existing buildings on site, and the resort will look largely unchanged when viewed from the public domain.
<i>Kosciuszko National Park Plan of Management</i>	Noted- we are hopeful that consent will be granted due to the minimal impact this proposal will have on the National Park. This work has become quite urgent and is generally remedial in nature. This work is needed so that the resort can continue to operate and bring visitors to the area, and to prevent further water damage to these units.

Snowy Mountains Special Activation Precinct | Masterplan



10. Alpine Precinct Provisions

10.1 Land Use

Performance Criteria

<p>a. Development is to be permissible and consistent with the Master Plan, Precincts—Regional SEPP, Alpine Development Control Plan, Kosciuszko National Park Plan of Management, and the National Parks and Wildlife Act.</p>	<p><i>Complies- the development is permissible (existing use)</i></p>
<p>b. In considering the suitability of the development, the consent authority must be satisfied that the development meets the performance criteria and development controls in this Master Plan and in the Alpine Development Control Plan.</p>	<p><i>Complies-</i></p>
<p>c. Development consent can only be issued for development in the Alpine Precinct where:</p> <p>i. the uses will support the diversification of the Alpine Precinct's tourism offering and year-round economic viability.</p>	<p><i>Complies</i></p>

<ul style="list-style-type: none"> ii. the uses will not compromise the environmental, heritage and cultural values of the Alpine Precinct. iii. the uses will not exceed the established carrying capacity of the Alpine Precinct. 	
d. The location of future development should align with the relevant structure plan and be focused on land marked 'Development area'. Where development is proposed on land outside these areas, additional technical investigation may be required.	<i>Complies- the site is located within the "development area"</i>
e. Development for new or upgraded accommodation will meet the indicative sub-precinct yields and visitor thresholds set out in the Kosciuszko National Park Plan of Management and leasing arrangements. Refer also to Chapter 14 of this Master Plan.	<i>Complies- no new accommodation proposed, only alterations.</i>

The development is consistent with the current and future character of Perisher Village, and the changes proposed do not significantly alter, or add to the existing footprint of the building. It seeks to retain tourism opportunity and does not negatively impact any local heritage items.

10.2 Alpine Resorts

Performance Criteria

<ul style="list-style-type: none"> a) Development should contribute to visitor attraction and village experience through: <ul style="list-style-type: none"> i. the prioritisation of infill development. ii. improvements to pedestrian and active transport connections. iii. creation and implementation of active street frontages. 	<i>Complies-</i>
b) Development should integrate public transport opportunities and should create gateways and nodes to create a sense of place and community in Alpine Resort sub-precincts.	<i>Complies</i>
c) Development should provide a range of tourist accommodation offerings and seasonal worker accommodation.	<i>Complies</i>
d) Development should be designed to reduce on-site power consumption and improve environmental performance.	<i>Complies</i>

e) Development should be designed to contribute to the alpine character of the Alpine Resorts and reflect the alpine landscape and natural environment.	<i>Complies- the design remains largely unchanged</i>
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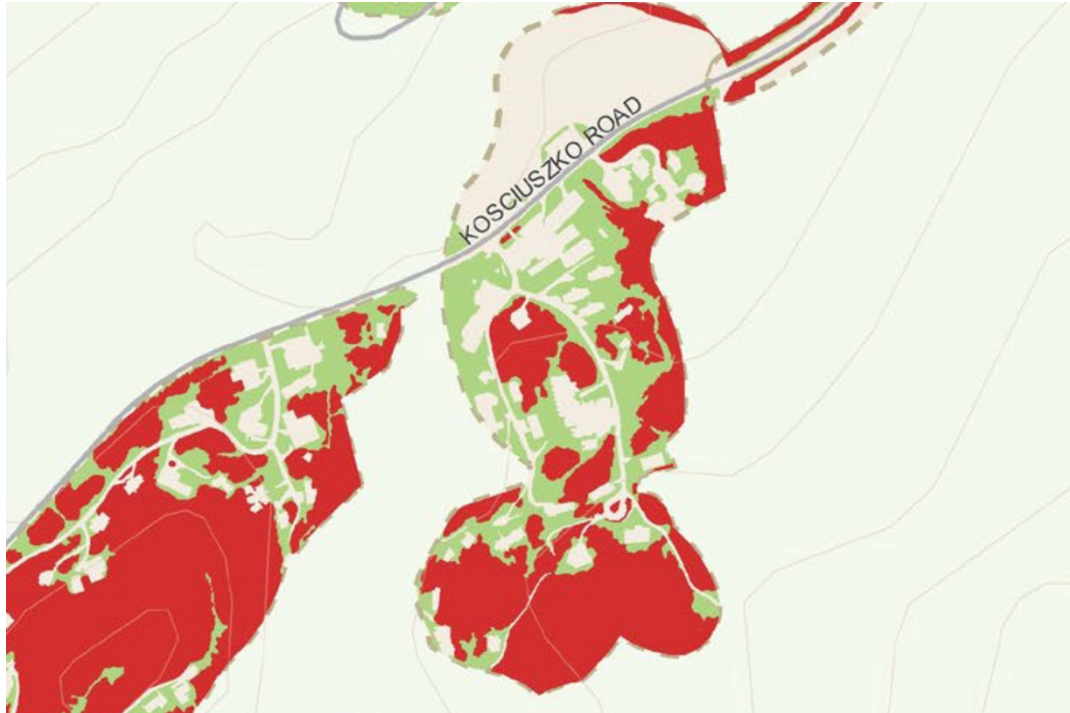
The development seeks to aid the visitor attraction by improving the safety and appearance of the existing structures. Furthermore, development is designed to respond to the environment in which it is situated, reflecting the alpine landscape and natural environment.

11 Environment and Sustainability

11.1 Biodiversity

a) All development is to apply the avoid, minimise and offset methodology	<i>Complies</i>
b) Development is to avoid threatened ecological communities and threatened species habitat; such vegetation should not be removed. Development may occur in these areas if it is for essential infrastructure.	<i>Complies- no sensitive vegetation is being removed.</i>
c) Development should be focused on colocation and infill to minimise biodiversity impacts.	<i>Complies</i>
d) Development should be concentrated in and around already disturbed areas. Where possible, development should provide a buffer between areas of high ecological value and buildings and structures.	<i>Complies- the work is taking place within an existing resort.</i>
e) Development should consider the biodiversity impacts of bushfire asset protection zones (APZ) and associated vegetation management.	<i>Complies- no clearing required to create APZ</i>
f) Development must offset any impacts to biodiversity through direct management measures within Kosciuszko National Park and should be related to the biodiversity impacted.	<i>N/A- no impact to biodiversity mapped land is proposed</i>
g) Riparian corridors must be preserved while ensuring consistency with the proposed Flooding and Drainage Strategy for the Precinct.	<i>Complies- this work will not impact any riparian corridors</i>
h) Any revegetation or planting within Kosciuszko National Park should follow the Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park.	<i>No revegetation is proposed with this work</i>

The surrounding area will be managed through concentrating work to one area. Our proposal is minor in nature, does not involve clearing of vegetation and will not negatively impact sensitive land nearby, as depicted in red in the image below (taken from the masterplan document)



11.2 Geotechnical

<p>a) Development must address the requirements of the Geotechnical Policy – Kosciuszko National Park (DPNIR, 2003). This includes:</p> <ul style="list-style-type: none"> a. development on land covered by the geotechnical maps, under the above policy must ensure the requirements of the policy are met. b. development on land not covered by the geotechnical maps under the above policy must ensure the requirements of the policy are met and should also use the risk susceptibility mapping to inform the requirements and design of development. 	<p><i>Complies- our site is located outside of this mapped area, and a report prepared.</i></p>
<p>b) Development must include an assessment of geotechnical risks.</p>	<p><i>Complies- provided</i></p>
<p>c) Buildings and structures must be designed to accommodate the specific geotechnical risks identified for the site.</p>	<p><i>Complies</i></p>

d) Excavations required for new developments must consider the potential to cause widespread slope instability and ensure appropriate mitigation measures are implemented to minimise and manage risk.	<i>Complies- no excavation required.</i>
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This site is located outside of the mapped areas requiring a geotechnical report; however a site classification report has been prepared and submitted by Douglas Partners.

11.3 Flood Risk Management

As our site is located above the Flood Planning Level.

11.4 Water Quality

a) Maintain or improve the ecological condition of waterbodies and their riparian zones in catchments over the long term.	<i>Complies</i>
b) Development in the Alpine Precinct should implement on-site water management and water quality systems through: <ul style="list-style-type: none"> i. the capture and re-use of water on-site. ii. the treatment of water on-site with any water discharged back into catchments having a neutral or beneficial effect on water quality. iii. incorporating water sensitive urban design principles into the development's-built form and landscaping, where possible. 	<i>Complies</i>
c) The quality of stormwater discharged into receiving catchments must be pre-development quality or better in relation to pH, total suspended solids, total phosphorus, total nitrogen and gross pollutants. The quality of water should aim to meet the following targets: <ul style="list-style-type: none"> i. Total Suspended Solids: 85% reduction. ii. Total Phosphorus: 60% reduction. iii. Total Nitrogen: 45% reduction. 	<i>Complies</i>
d) The quality of water discharged into receiving catchments should maintain electrical conductivity levels. Water quality	<i>Complies</i>

should aim to maintain an electrical conductivity below the 30 $\mu\text{S}/\text{cm}$ ANZG 2018 Guideline value for upland rivers of South-East Australia.	
e) Monitor macroinvertebrates to ensure they are consistently within Band A of the NSW AUSRIVAS model.	<i>Complies</i>
f) Erosion and sediment control should be managed during construction to ensure impacts to waterways are minimised in accordance with Managing Urban Stormwater Soils and Construction, also known as the Blue Book (current edition).	<i>Complies</i>
g) Discharge of wastewater and/or contaminated stormwater to watercourses or waterways is not permitted unless otherwise specified in an environmental protection license issued under the Protection of the Environment Operations Act 1997. Development must obtain the appropriate water licenses in accordance with the Water Act 1912 and the Water Management Act 2000 and consider the relevant Water Sharing Plan.	<i>Complies</i>

The development utilises the existing water management strategies of the existing structure, causing no impact to waterways, or water quality.

11.5 Bushfire

<p>a) Development is to</p> <ul style="list-style-type: none"> i. minimise perimeters exposed to the bushfire hazard. ii. minimise vegetated corridors that permit the passage of bushfire towards development. iii. provide for the siting of future development away from ridge-tops and steep slopes, within saddles and narrow ridge crests. iv. ensure capacity of existing infrastructure (such as roads and utilities) can accommodate the increase in demand during emergencies as a result of the development. 	<i>Complies</i>
b) Asset Protection Zones are to be provided and maintained between a bushfire hazard and future development and are designed to address the relevant bushfire attack mechanisms.	<i>Complies</i>
c) Adequate access is to be provided from all properties to the wider road network for park users emergency services and to	<i>Complies</i>

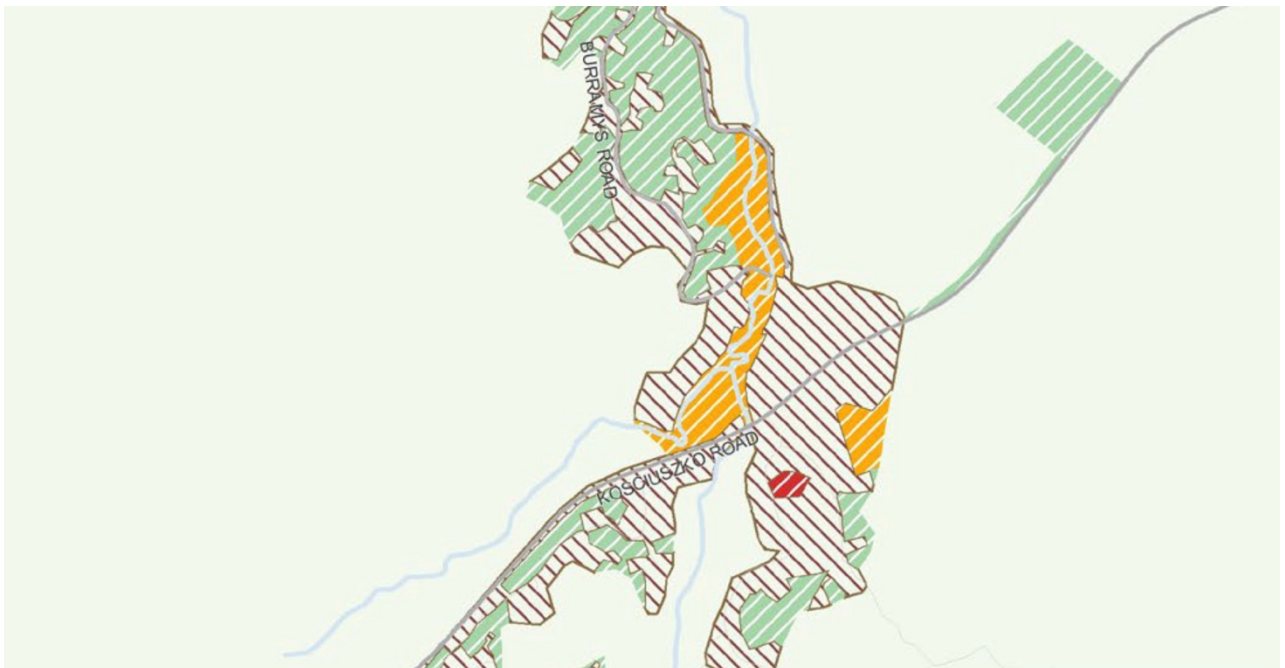
provide access to hazard vegetation to facilitate bushfire mitigation works and fire suppression.	
d) Development is to minimise levels of radiant heat, localised smoke and ember attack through development design and siting.	<i>Complies</i>
e) The subdivision of land and location of developments should consider the future uses of land and the inclusion of roads into Asset Protection Zones.	<i>N/A -subdivision not proposed with this application</i>

Bushfire concerns have been addressed, and a BAL level provided, in a report prepared by Harris Environmental and submitted with this application. It is noted that the site is rated BAL40.

12 Place and Landscape

12.1 Aboriginal Cultural Heritage

Due to the nature of the work, and the proposed development site being mapped as disturbed land (marked with brown hatch in image below), the site is therefore suitable for additional development. This proposal seeks to keep modifications within the existing footprint and does not involve further ground disturbance.



12.2 Historic Heritage

a. Development in areas defined as 'disturbed land' can occur without further historic heritage investigation however must consider neighbouring heritage items and broader heritage values.	<i>This site is mapped as disturbed land and will not impact neighbouring heritage items.</i>
b. Development on land where a heritage item is situated, that is a heritage item or is on land adjacent to a heritage item must prepare a statement of heritage impact.	<i>N/A- the site does not contain, and is not located near, a heritage item.</i>
c. Development in areas defined as 'high risk' or 'moderate risk' requires further heritage assessment where the development is likely to materially have a major affect on a heritage item or its value. Development is considered to have a materially major affect if it involves: i. the full or partial demolition of a building. ii. major alterations or additions. iii. major adverse impacts, such as the removal of significant fabric, obscuring key views or dominating a heritage item, or the removal of evidence of significant historical associations; and v. impact to significant archaeological deposits.	<i>N/A- although our site at Candle Heath Road is mapped "moderate risk" the nature of the work does not include major demolition or ground disturbance, and there is not a heritage item located on site.</i>
d. Development in areas defined as 'high risk' or 'moderate risk' requires further heritage assessment where the development is likely to materially have a minor affect on a heritage item or value. Development is considered to have a minor affect if it involves (but is not limited to): i. repairs or restoration to fabric. ii. installation of fire safety equipment. iii. installation of disabled access. iv. replacement of awnings, balconies, etc. v. installation of signage or fencing. vi. excavation of areas without archaeological potential. vii. erection of temporary structures. viii. installation of safety and security equipment.	<i>N/A- see above.</i>
e. Where development is likely to materially have a major effect on a heritage item or value, further heritage assessment is required. This heritage assessment includes:	<i>N/A- this proposal does not affect a heritage item.</i>

<p>i. a visual inspection to determine the existing heritage values.</p> <p>ii. an archaeological assessment (if appropriate).</p> <p>iii. preparation of a statement of heritage impact.</p>	
<p>f. Where development will have minor effect on a heritage item or value, a heritage assessment may be required. This heritage assessment may include: a visual inspection to determine the existing heritage values.</p> <p>i. an archaeological assessment (if appropriate).</p> <p>ii. use of a previously prepared heritage study if applicable.</p>	N/A
<p>g. Development that is likely to have a materially major or minor effect on a heritage item or its value must:</p> <p>i. identify the impacts to the heritage values of an item or place.</p> <p>ii. demonstrate the need for the impact and how alternatives to the impact have been considered.</p> <p>iii. demonstrate how the adverse impacts will be minimised or mitigated.</p>	N/A
<p>h. Development adjacent to a heritage item should ensure impacts to the heritage item are minimised, including through the provision of appropriate curtilages. There may be opportunities to reduce the curtilage to some heritage items if it can be demonstrated the development will not have a significant impact on the heritage item or its value.</p>	N/A
<p>Heritage items must be used for purposes that are appropriate to their heritage significance, including adaptive re-use where appropriate.</p>	N/A
<p>j. Development is to ensure long-term heritage conservation outcomes are retained or interpreted to reflect the history of heritage items and places.</p>	N/A
<p>k. Development should through redevelopment or upgrades remove inappropriate or unsympathetic alterations and additions to heritage items and reinstate significant missing details and building elements, where possible.</p>	N/A

Due to the structure already being established, and the proposed work is to re-clad and enclose balconies, the proposal is suitable for approval as there will be no impact on the heritage historicity of the site. Furthermore, the site does not contain an item of heritage significance and will not impact any local items.

12.3 Landscape, character and open space

a) Development should be designed to sensitively integrate into the landscape and should respond appropriately to the topography and climate of the Alpine Precinct.	<i>Noted- no change proposed</i>
b) Development should protect, conserve and enhance the Alpine Precinct's natural environment and create a green infrastructure network, where possible.	<i>Noted</i>
c) Landscaping and public open spaces should include plantings of native species found in surrounding plant communities, which aim to achieve the re-establishment of biodiversity in addition to aesthetic appeal and enhancement of the functionality of an area.	<i>Noted- no changes proposed</i>
d) Revegetation and new plantings should follow the Rehabilitation guidelines for the Resort Areas of Kosciuszko National Park.	<i>Noted- no replanting proposed with this application</i>
e) Development should integrate stormwater management infrastructure with open spaces, where possible.	<i>Noted, however stormwater management will remain unchanged.</i>

No work is proposed to the landscape as part of this proposal, and open space will remain as existing.

12.4 Built Form

<p>a. Buildings should be efficient, well designed and successfully integrated with the surrounding landscape. This will be achieved by:</p> <ul style="list-style-type: none"> i. ensuring building bulk, orientation and design contributes to the energy efficiency of buildings, particularly with respect to thermal comfort. ii. ensuring new buildings are located within existing disturbed areas to minimise impacts on vegetation and natural processes. iii. siting development within existing disturbed areas to limit clearing and the expansion of new development areas. iv. incorporating climate resilient design principles in new development. 	<p><i>Complies-</i> There are no changes proposed to the building footprint and the form remains consistent with the existing structure. As the proposed work involves alterations to the existing dwelling, the proposal is located within an already disturbed area, which will assist in reducing any impact to the existing landscape.</p>
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<p>v. applying suitable rehabilitation and native landscaping.</p> <p>vi. incorporating preparedness for natural hazards and climate change into development design. ensuring development creates activated public domain spaces and provides safe and accessible pedestrian connections between buildings, appropriate for all seasons.</p>	
<p>b. Site earthworks must respond to local topography and geotechnical characteristics and be appropriate for the intended land use.</p>	<p><i>N/A- earthworks are not proposed as part of this application</i></p>

Part 04 | Summary of Environmental Effects

The proposed development has been assessed against all relevant planning documents, including the State Environmental Planning Policy (Precincts – Regional) 2021 and the Snowy Mountains Special Activation Precinct Master Plan.

On balance, and having regard to the following, it is concluded that the development is satisfactory and warrants development consent:

The proposed development is an extension of the existing use rights for the site, and is consistent with relevant provisions of the State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007. State Environmental Planning Policy (Precincts – Regional) 2021

- The proposal is located within Perisher Valley, on Candle Heath Road. The proposal generally satisfies the requirements for this area, and addresses the objectives of the development standards.
- No unreasonable environmental impacts would arise as a result of this proposal development. The proposal has been specifically planned and designed to address all potential impacts, including the existing streetscape and visual amenity of neighbouring properties.
- There are no constraints on the site, or adjoining sites, that render the proposal unsuitable for this site.