

STATEMENT OF ENVIRONMENTAL EFFECTS (SEE)

To enable the Department to assess the impacts of your proposal, you must include a statement of environmental effects (SEE) with your DA. This is a succinct written statement that provides sufficient, clear information on four critical issues:

- the impacts of the development on the natural, human and built environment
- how you have identified those impacts
- steps or measures that will be taken to protect the environment or to reduce expected environmental harm
- any specific matters that the Director-General of Department of Planning requires you to deal with.

The information required varies according to the type of development proposed. It must contain sufficient information for us to determine:

- how the development achieves the aims and objective (clause 2) contained in State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007
- how the development addresses the additional matters to be considered by the consent authority (clause 14)
- how the development addresses any other relevant environmental planning instrument
- the suitability of the land or building for the proposed development.

The following Tables will assist you in the preparation of your SEE. You must consider each of the issues as they relate to your proposal:

TABLE 1: GENERAL INFORMATION

Project description	
A brief description of the proposed development and the construction activities to be undertaken during the project.	Replace existing external stairs, timber/steel components including handrails, stringers, landing and posts with new proposed steel components. Steel grated mesh to be installed over existing concrete/gravel paths and landings. Replace existing timber retaining wall adjacent to stairs with steel beam/concrete sleepers. Install new 'Bike Storage' area below existing building, with steel components/grated mesh to match stairs.
History of the site	
You must provide information on:	
<ul style="list-style-type: none">• current development or building approvals for the site	N/A.
<ul style="list-style-type: none">• previous development or building approvals for the site.	Existing 'Munjarra' lodge.
Site suitability	
To demonstrate that the site is suitable for the proposed development, consider:	
<ul style="list-style-type: none">• site constraints such as flooding, slope, geotechnical hazards, bushfire and any other risks	
<ul style="list-style-type: none">• effects on the local environment, landscape, streetscape, appearance or scenic quality of the locality	No constraints as replacing existing components. Refer to Geotechnical Report.

<ul style="list-style-type: none"> biological and ecological impacts including the impacts on fauna and flora 	None.
<ul style="list-style-type: none"> impacts on existing and future amenity of the locality 	New stairs will improve safety and access to lodge. Bike storage will enhance usability of site for leisure activities.
<ul style="list-style-type: none"> the age and condition of any structures or buildings. 	New steel stair structure to replace weathered timber stairs.
Present and previous uses	
Provide details of:	
<ul style="list-style-type: none"> the present use of the site 	Ski lodge.
<ul style="list-style-type: none"> the previous uses of the site if known 	N/A.
<ul style="list-style-type: none"> the present use of the adjoining land 	Vacant site and apartments.
<ul style="list-style-type: none"> whether the present or previous use of the land was a potentially contaminating activity 	No.
<ul style="list-style-type: none"> whether there has been any assessment or testing of the site for land contamination. 	No.
Provide a statement on whether you are aware that the site is contaminated.	
Operational details	
Describe how the development will operate, including:	N/A.
<ul style="list-style-type: none"> type and details of the proposed business 	
<ul style="list-style-type: none"> number of staff and location of staff accommodation 	
<ul style="list-style-type: none"> maximum number of customers or clients 	
<ul style="list-style-type: none"> hours and days of operation 	
<ul style="list-style-type: none"> plant and machinery 	
<ul style="list-style-type: none"> arrangements for loading and unloading of goods and materials 	
<ul style="list-style-type: none"> any proposed hazardous materials, eg LPG, dry pool chlorine, liquefied gas. 	
Change of use of a building (where there is no building work)	
Provide a list of category one fire safety provisions:	N/A.
<ul style="list-style-type: none"> relating to the proposed change 	
<ul style="list-style-type: none"> used in the existing building or on the land. 	
Building classification and Building Code of Australia (BCA)	
Preliminary consideration should be given to the BCA. Include in your SEE:	
<ul style="list-style-type: none"> the classification of the building/structure with details of the method used to determine this 	Class 3 as per NCC.

<ul style="list-style-type: none"> information on the proposed fire safety measures and any performance measures that may be relied on under the BCA. 	Vegetation management.
Snow Deposition	
Consideration of the snow deposition and prevailing winds in relation to the proposed works should be undertaken. An assessment of how snow will be deposited and measures to mitigate snow deposition from unsafe areas such as entries, exits, decks and pedestrian areas should be provided. A roof plan will assist in determining the deposition of snow.	Mesh grating to stair treads and landings/paths to aid in safe access and movement.
Engineering details	
Preliminary engineering advice may be required for certain aspects of the development:	
<ul style="list-style-type: none"> geotechnical advice incorporating structural engineering recommendations 	Refer to Geotechnical Report.
<ul style="list-style-type: none"> relocation and construction of services 	N/A.
<ul style="list-style-type: none"> construction of access 	Refer to Geotechnical Report.
<ul style="list-style-type: none"> building on fill. 	Refer to Geotechnical Report.
Social and economic impact	
If the answer to any of the following questions is 'yes' or 'possibly', the issue will need to be covered in the SEE. Will the proposal:	
<ul style="list-style-type: none"> be likely to significantly increase or reduce the number of people on the site? 	No.
<ul style="list-style-type: none"> disadvantage or benefit a particular social group? 	No.
<ul style="list-style-type: none"> be likely to increase or reduce employment opportunities in the locality? 	No.
<ul style="list-style-type: none"> increase demand for community facilities/ services in the locality? 	No.
<ul style="list-style-type: none"> be likely to increase conflict in the community or adversely impact on the identity of the local community? 	No.
<ul style="list-style-type: none"> create areas of insecurity or risk to occupants or pedestrians in or adjacent to the development? 	No.
<ul style="list-style-type: none"> be likely to increase community concern regarding public safety? 	No.
Access and traffic	
Show that there is adequate provision for access regarding:	
<ul style="list-style-type: none"> pedestrian amenity (paving, weather protection, security lighting, seating) 	New stairs will improve safety and access to lodge. Bike storage will enhance usability of site for leisure activities.
<ul style="list-style-type: none"> access for people with disabilities 	N/A.

<ul style="list-style-type: none"> proposed bicycle facilities (racks, storage lockers) 	Bike storage proposed as per plans.
<ul style="list-style-type: none"> existing bus services and over-snow services 	N/A.
<ul style="list-style-type: none"> vehicle access to a road 	N/A.
<ul style="list-style-type: none"> resident, staff, customer and visitor parking arrangements 	N/A.
<ul style="list-style-type: none"> parking calculations 	N/A.
<ul style="list-style-type: none"> potential conflicts between vehicles, pedestrians, and cyclists. 	N/A.
Major traffic-generating proposals will require an access and traffic impact assessment report.	N/A.
Privacy, views and overshadowing	
Show how the proposed development will affect privacy, views and overshadowing regarding:	
<ul style="list-style-type: none"> the location of habitable rooms 	N/A.
<ul style="list-style-type: none"> window placement relative to adjoining and adjacent buildings and public areas 	N/A.
<ul style="list-style-type: none"> views between habitable areas 	N/A.
<ul style="list-style-type: none"> the use of planting and screening to improve privacy 	N/A.
<ul style="list-style-type: none"> headlight glare and other glare, eg night skiing 	N/A.
<ul style="list-style-type: none"> the placement of active outdoor areas relative to bedrooms 	N/A.
<ul style="list-style-type: none"> the separation of roads and parking areas from bedroom and living areas 	N/A.
<ul style="list-style-type: none"> the impact of the proposed development on views from adjoining/nearby properties 	N/A.
<ul style="list-style-type: none"> design options for protecting views. 	N/A.
Air and noise	
Show that the proposal will not cause, or be affected by air or noise emissions. Should the proposal not be able to achieve no air or noise emissions, demonstrate how these could be minimised. Consider:	
<ul style="list-style-type: none"> the proposed source/method of heating and cooling 	N/A.
<ul style="list-style-type: none"> noise transmission from heating and cooling systems 	N/A.
<ul style="list-style-type: none"> noise transmission between buildings 	N/A.
<ul style="list-style-type: none"> measures to mitigate external noise sources 	N/A.
<ul style="list-style-type: none"> existing sources of odour, smoke 	N/A.

<ul style="list-style-type: none"> proposed mitigation measures, placement and height of chimneys and flues, air pollution control equipment, odour controls, buffer areas, location of waste storage facilities 	N/A.
<ul style="list-style-type: none"> existing noise sources 	N/A.
<ul style="list-style-type: none"> construction noise, hours of operation, type of equipment, predicted noise levels and consultation with adjoining leaseholders 	Construction noise Mon-Fri during work hours only, to be minimal for construction of footings as steel components all manufactured off site with assembly to occur on site.
<ul style="list-style-type: none"> operational noise, plant and equipment, predicted noise levels, hours of operation 	Hours of operation Mon-Fri 8am-5pm.
<ul style="list-style-type: none"> proposed noise reduction measures, noise barriers, building layout and setback, room layout and window placement, building materials, insulation, double glazing. 	As above.
Where noise is a major issue a report by a qualified acoustic consultant is required. This report would address predicted noise levels and proposed noise reduction measures.	N/A.
Soil, water and wastewater management	
Show how the proposal will deal with all aspects of soil, water and wastewater management:	
<ul style="list-style-type: none"> show the proposed methods of sewage effluent disposal 	N/A.
<ul style="list-style-type: none"> if the development will be serviced by a reticulated water supply, provide details of any consultation with the relevant water supply authority 	N/A.
<ul style="list-style-type: none"> consider including appliances designed for maximum water efficiency 	N/A.
<ul style="list-style-type: none"> consider infiltration and water harvesting techniques, eg swales and porous materials 	N/A.
<ul style="list-style-type: none"> include sufficient details on the management of water entering or leaving the site 	N/A.
<ul style="list-style-type: none"> check the proposal includes sufficient justification that the proposed design measures for drainage will not adversely affect adjoining land 	N/A.
<ul style="list-style-type: none"> check that design measures in the proposal are compatible with any potential flood environment 	N/A.
<ul style="list-style-type: none"> check there are sufficient details and information to assess the impact of the proposal on downstream waterways 	N/A.
<ul style="list-style-type: none"> check the proposal includes measures to treat liquid wastes, if appropriate 	N/A.
<ul style="list-style-type: none"> check measures are in place for emergency spill contingency for chemicals, oils and other harmful wastes 	N/A.

<ul style="list-style-type: none"> include details of measures to divert stormwater 	N/A.
<ul style="list-style-type: none"> include details of measures to treat stormwater run-off from the site 	N/A.
<ul style="list-style-type: none"> check soil or erosion hazards on the site have been considered in the proposal 	Silt fencing around perimeter of works.
<ul style="list-style-type: none"> include the proposed construction sequence for the site 	1. Removal of timber components. 2. Preparation of new footings. 3. Install new steel components. 4. Site clean.
<ul style="list-style-type: none"> include critical areas of habitat that require special management on the site 	N/A.
<ul style="list-style-type: none"> include proposed dust control measures for the site 	N/A.
<ul style="list-style-type: none"> include main rehabilitation and revegetation measures proposed for the site. 	Revegetate disturbed areas.
Heritage	
To date, three studies have been done for Kosciuszko alpine resorts:	
<ul style="list-style-type: none"> Thredbo Conservation Plan prepared by Clive Lucas, Stapleton and Partners Pty Ltd (July 1997) 	
<ul style="list-style-type: none"> Perisher Range Resorts Ski Resorts Heritage Study prepared by Peter Freeman Pty Ltd, Matthew Higgins and Heritage Management Consultants (June 1998) 	
<ul style="list-style-type: none"> Charlotte Pass Chalet Conservation Plan prepared by David Hogg Pty Ltd, Ken George Pty Ltd in association with Freeman Collett and Partners Pty Ltd and Matthew Higgins (March 1993). 	
A heritage impact statement may be required if your proposal affects a building identified in any of these studies. Please contact us to discuss what will be required. Please note that heritage issues within the Kosciuszko alpine resorts are currently under review by DoP.	N/A.
Aboriginal cultural heritage	
If your proposal relates to an area of known or potential Aboriginal heritage and archaeology, include an independent assessment of the impact of your proposal on Aboriginal heritage and archaeology. Check all relevant policies and guidelines that have been adopted for the resort areas.	N/A.
Energy	
Show how the proposal promotes energy efficiency by examining the following:	
<ul style="list-style-type: none"> orientation of the proposal 	N/A.

• solar access	N/A.
• insulation	N/A.
• natural ventilation	N/A.
• heating, cooling and lighting	N/A.
• clothes drying	N/A.
• airlocks	N/A.
• water heating.	N/A.
Waste	
Show how the proposal promotes waste minimisation regarding:	
• source waste separation	N/A.
• proposed recycling collection from commercial, accommodation, restaurant and entertainment premises	N/A.
• domestic food and organic waste collection and composting	N/A.
• litter control programs, if any	N/A.
• how building waste is re-used, recycled or disposed arrangements for hazardous waste materials.	Building waste to be re-used where possible, or disposed of at Jindabyne Waste Facility.
Demolition	
Show how the proposal is consistent with the relevant Australian Standard for demolition, if applicable.	N/A.

TABLE 2: STATE ENVIRONMENTAL PLANNING POLICY (KOSCIUSZKO NATIONAL PARK—ALPINE RESORTS) 2007

Clause 2	Aim and objectives of Policy
(1)	The aim of this Policy is to protect and enhance the natural environment of the alpine resorts, in the context of Kosciuszko National Park, by ensuring that development in those resorts is managed in a way that has regard to the principles of ecologically sustainable development (including the conservation and restoration of ecological processes, natural systems and biodiversity).

<p>(2) The objectives of this Policy are as follows:</p> <p>(a) to encourage the carrying out of a range of development in the alpine resorts (including the provision of services, facilities and infrastructure, and economic and recreational activities) that do not result in adverse environmental, social or economic impacts on the natural or cultural environment of land to which this Policy applies,</p> <p>(b) to put in place planning controls that contribute to and facilitate the carrying out of ski resort development in Kosciuszko National Park that is ecologically sustainable in recognition of the fact that this development is of State and regional significance,</p> <p>(c) to minimise the risk to the community of exposure to environmental hazards, particularly geotechnical hazards, bush fire and flooding, by generally requiring development consent on land to which this Policy applies.</p>	
Clause 14 Matters to be considered by consent authority	
<p>(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:</p>	
<p>(a) the aim and objectives of this Policy, as set out in clause 2,</p>	<p>The proposed alterations & additions have been designed to ensure impacts on the natural and built environment are minimal.</p>
<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>	<p>Complies.</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>The proposed development will result in improved access to the lodge, with an additional storage area for bike/ski equipment. There will be no increase in capacity of existing transport, effluent management system, waste disposal facilities or existing water supply.</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>‘As above’.</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>‘As above’.</p>
<p>(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,</p>	<p>‘As above’.</p>

(iv) the capacity of any existing water supply to cater for peak loads generated by the development,	'As above'.
(d) any statement of environmental effects required to accompany the development application for the development,	This Statement of Environmental Effects satisfies this subclause.
(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 proposed alterations & additions will not alter the character of the resort and have been designed to enhance the overall amenity of the building.
(f) the <i>Geotechnical Policy—Kosciuszko Alpine Resorts</i> (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development,	Form 1 and Geotechnical Report provided with DA lodgement from JK Geotechnics.
(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,	Sedimentation control will be undertaken in accordance with the requirements of the SEMP.
(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,	No additional roof proposed.
(i) any visual impact of the proposed development, particularly when viewed from the Main Range,	The proposed alterations & additions have been designed to be compatible with the existing building and surrounding built form with no negative visual impacts generated.
(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 proposed associated alterations & additions are expected to result in a minor to no increase in the use of the lodge 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:	N/A.
(i) the capacity of existing infrastructure facilities, and	
(ii) any adverse impact of the development on access to, from or in the alpine resort,	
(l) if the development is proposed to be carried out in Perisher Range Alpine Resort:	N/A.
(i) the document entitled <i>Perisher Range Resorts Master Plan</i> , as current at the commencement of this Policy, that is deposited in the head office of the Department, and	

(ii)	the document entitled <i>Perisher Blue Ski Resort Ski Slope Master Plan</i> , as current at the commencement of this Policy, that is deposited in the head office of the Department,	
(m)	if the development is proposed to be carried out on land in a riparian corridor:	The proposed development is not located within 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.	
(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,	N/A.
(b)	to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,	N/A.
(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.	N/A.
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	The alterations & additions will not generate additional issues with respect to privacy, solar access, views or visual impact.
(b)	limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	'As above'.
(c)	has an impact on views from other land, and	'As above'.
(d)	if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and	'As above'.
(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	N/A.

(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	N/A.
(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.	N/A.
(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	<p>The impacts on amenity, view sharing and corridors has been carefully considered in the design process.</p> <p>Adequate separation is provided between the lease boundaries for the purposed of fire safety, site access, services and building maintenance.</p> <p>The management of accumulated snow has also been considered in the proposed design.</p>
(b) assists in achieving high quality landscaping between the building and other buildings, and	'As above'.
(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and	'As above'.
(d) is adequate for the purposes of fire safety, and	'As above'.
(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and	'As above'.
(f) will facilitate the management of accumulated snow.	'As above'.
(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	All of these items have been taken into consideration for the design of the proposed landscaping.
(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and	'As above'.
(c) to limit the apparent mass and bulk of the building, and	'As above'.
(d) as an amenity protection buffer between the proposed building and other buildings, and	'As above'.

(e)	as a means of reducing run-off, and	'As above'.
(f)	to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.	'As above'.