

STATEMENT OF ENVIRONMENTAL EFFECTS

Project | Proposed first floor ensuite additions

At | Units 16 & 17- The Stables, 20 Candle Heath Road, Perisher Valley, Snowy Mountains NSW 2624



View of existing restaurant and accommodation

Date | 7th September 2023

Revision | **B**

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Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 21/15709

Granted on the 12 October 2023

Signed S Butler

Sheet No 1 of 17

Project Description

The brief for this project was to propose an ensuite addition for both units 16 and 17. The ensuites will be accessed from the first floor bedroom of each unit. The new space will accommodate a new WC, basin and shower and connect into existing plumbing. The existing windows at the top of the internal stairs will be infilled, and a new window proposed in each new ensuite. The existing awning over the entry will be removed to allow for the space above to be infilled and this will generally create better snow protection to the front door. It is proposed that the ensuites will be supported by a steel bearer on steel posts located within the existing external wall on the existing footing as per structural engineers details provided (prepared by GO Engineering Consultants)

Colours and Materials

Existing external materials on units 16 and 17 include painted timber 'board and batten' style cladding to the ground floor and Colorbond custom orb cladding in Woodland Grey to the first floor. The ensuite addition to the first floor will be clad in a combination of timber board and batten style cladding and Colorbond custom orb cladding in colours to match the adjoining surfaces (Woodland Grey). The new section of roof over the ensuite will be Colorbond custom orb in Woodland Grey, and the proposed ensuite windows will also be Woodland Grey.

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.

Biodiversity Consideration

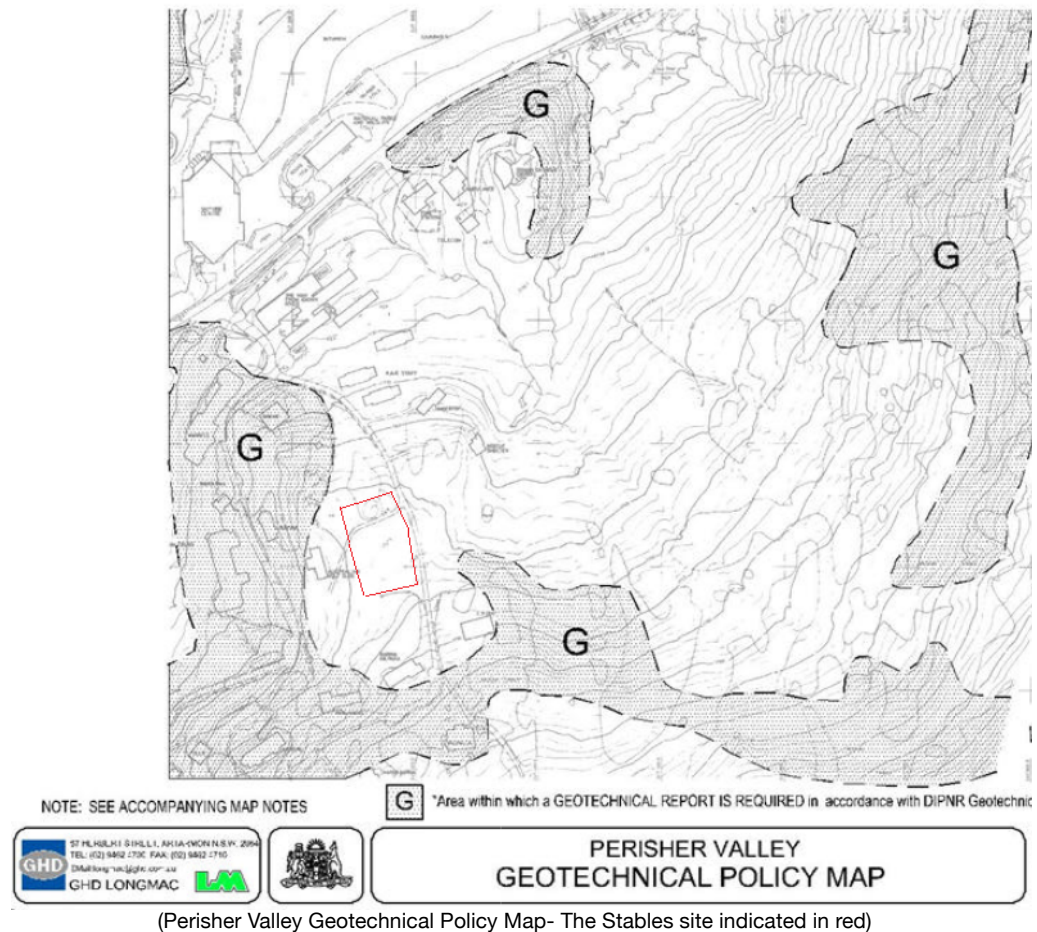
We have referred to Biodiversity Values Mapping, and our site is outside of the areas determined as sensitive. Our proposal is minor in nature, does not involve clearing of vegetation and will not negatively impact the surrounds.



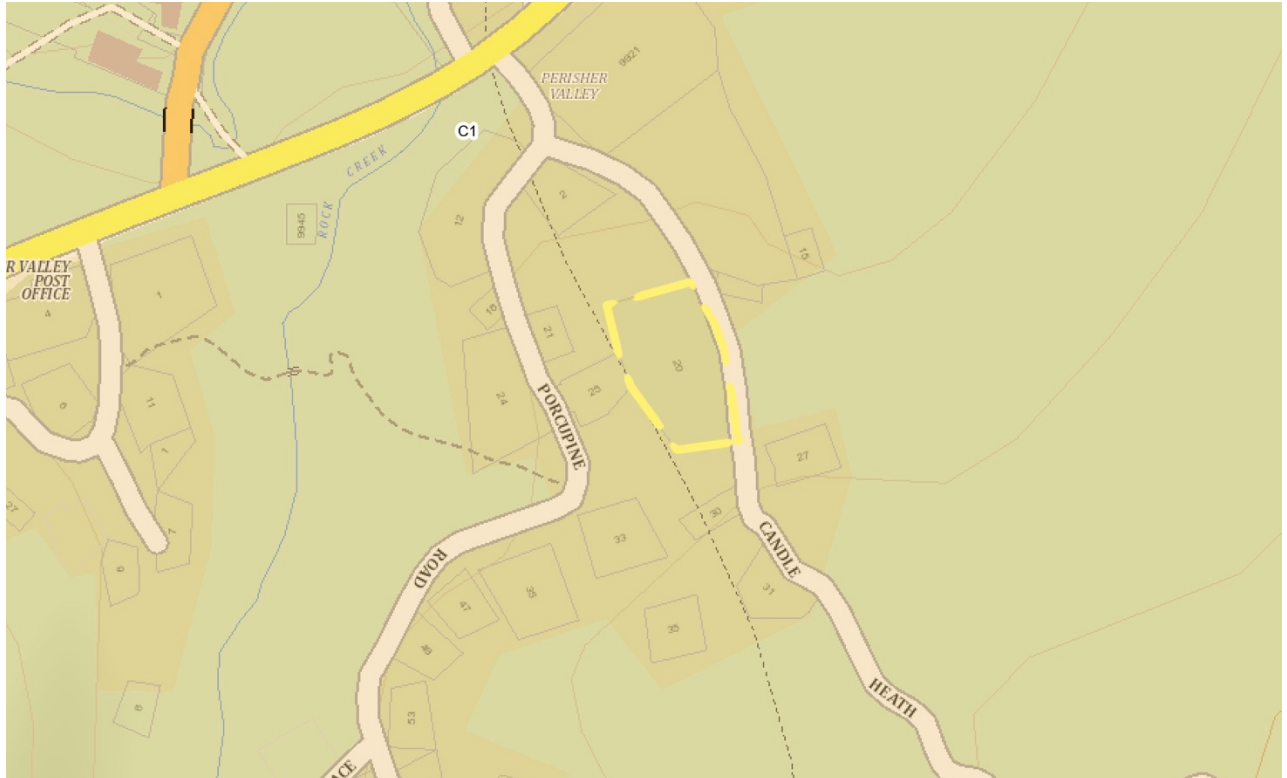
(Biodiversity Value Map- site indicated with blue dot)

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 geotechnical report, however a site classification report has now been prepared by Douglas Partners to inform the structural engineer assisting on this project. The site classification report and a Form 4 is included as part of this application.



Part 02 | Site Zoning



Site Location – Site indicated in blue

Council's SEPP 2007 states the following objectives for Perisher Range Alpine Resort:

1 Permitted without consent

Nil

2 Permitted with consent

Advertisements; Building identification signs; Business identification signs; Car parking; Commercial premises (other than brothels and workshops); Community facilities; Conference facilities; Educational establishments; Emergency services facilities; Entertainment facilities; Fences; Food outlets; Health profession consulting rooms; Helipads; Infrastructure facilities; Lifting facilities; Management trails; Medical centres; Places of public worship; Public utility undertakings; Recreation facilities; Recreation infrastructure; Shops; Ski slope huts; Ski slopes; Snow-making infrastructure; Stream flow monitoring stations; Telecommunications facilities; The Skitube; Tourist accommodation; Transport facilities; Vehicle repair stations; Weather stations

3 Prohibited

Any development not otherwise specified in item 1 or 2

The current SEPP 2007 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 02 | Permitted Or Prohibited Development

14. Matters to be considered by consent authority

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	<i>Complies</i>
(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),	<i>N/A</i>
(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,	<i>N/A</i>
(d) any statement of environmental effects required to accompany the development application for the development,	<i>Provided</i>
(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,	<i>N/A</i>
(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,	<i>N/A- it is noted that this property is not mapped or including in the policy.</i>

(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,	N/A
(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,	N/A
(i) any visual impact of the proposed development, particularly when viewed from the Main Range,	No impact
(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,	No impact
(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,	N/A
(l) if the development is proposed to be carried out in Perisher Range Alpine Resort: (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,	No impact
(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.	N/A

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
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(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

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. (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	No impact
(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	No impact
(c) has an impact on views from other land, and	No impact
(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and	N/A
(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	No impact
(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	<i>Complies</i>
(b) assists in achieving high quality landscaping between the building and other buildings, and	<i>Complies</i>
(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and	<i>No impact</i>
(d) is adequate for the purposes of fire safety, and	<i>Complies</i>
(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and	<i>Complies</i>
(f) will facilitate the management of accumulated snow.	<i>Complies</i>

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	<i>N/A</i>
(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and	<i>N/A</i>
(c) to limit the apparent mass and bulk of the building, and	<i>N/A</i>
(d) as an amenity protection buffer between the proposed building and other buildings, and	<i>N/A</i>
(e) as a means of reducing run-off, and	<i>N/A</i>
(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.	<i>N/A</i>

Part 03 | Summary of Environmental Effects

The proposed development has been assessed against all relevant planning documents, including the current State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

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*
- 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.