



Project: Alterations & Additions to Existing Tourist Accommodation

Chalet 1, 11 Crackenback Drive
Thredbo NSW 2625
Lot 520 DP1118419

DATE: MARCH 2022
PREPARED FOR: GRAHAM & KIM SELIG
PREPARED BY: ACCENT TOWN PLANNING

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The Proposal

The project for which this Statement applies is for internal alterations and additions to existing tourist accommodation known as Ridge Creek Chalet, at 1/11 Crackenback Drive, Thredbo, NSW, within the Alpine Resort area of Kosciuszko National Park. The site is legally described as Lot 520 DP1118419.

The proposal aims to address orders for internal alterations and addition works. The upgrades are deemed to be of positive influence on both the existing building as well as Thredbo by offering accommodation for the tourism service industry.

This application seeks approval for the following new works:

- Internal works – Enclose Bedroom 2 and build over void area leaving a void/loft area around the front window on level 2. The new loft area will be an extra living area for a lounge, TV and desk. No changes to ground and level 1.

These alterations to the existing tourist unit are positive upgrades to the unit as well as providing a higher quality of accommodation within Thredbo.

This Statement of Environmental Effects will accompany a Development Application to be lodged with the Department of Planning, Industry & Environment (DPIE) in accordance with the State Environmental Planning Policy (Precincts—Regional) 2021, under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).



Figure 1: View from Crackenback Drive of Ridge Creek Chalet.

Proposed Alterations & Additions

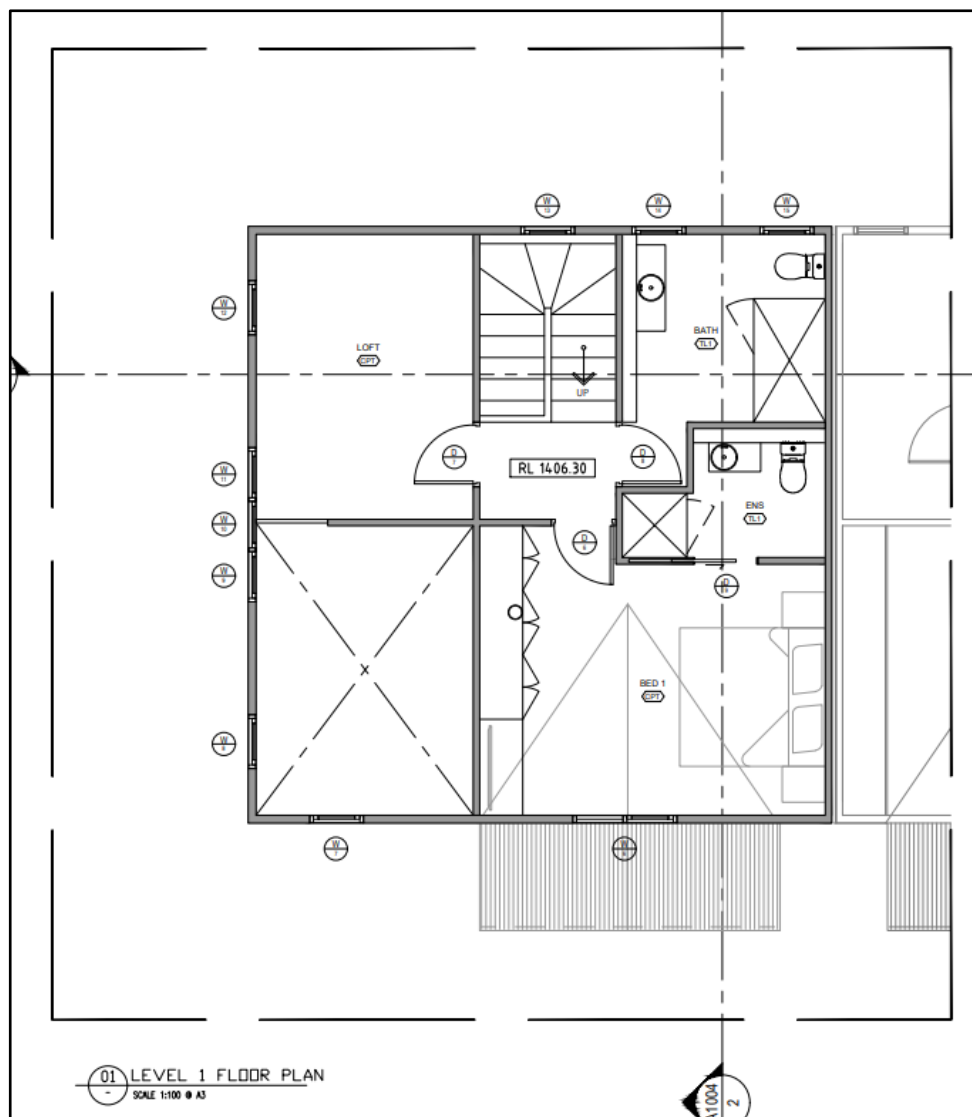


Figure 2: Level 2 Floor Plan – Existing; Benjamin Selig.

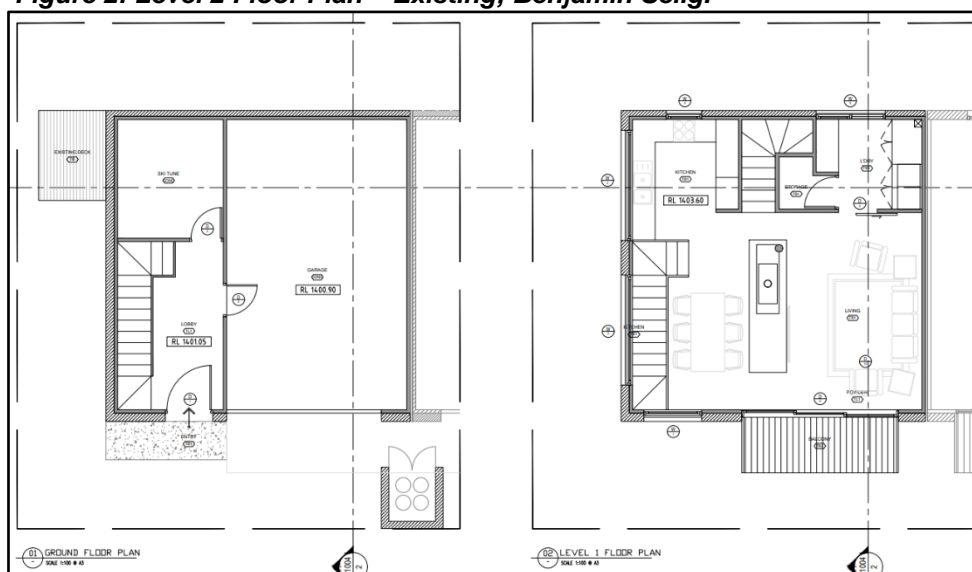


Figure 3: Ground & Level 1 Floor – Existing; Benjamin Selig.

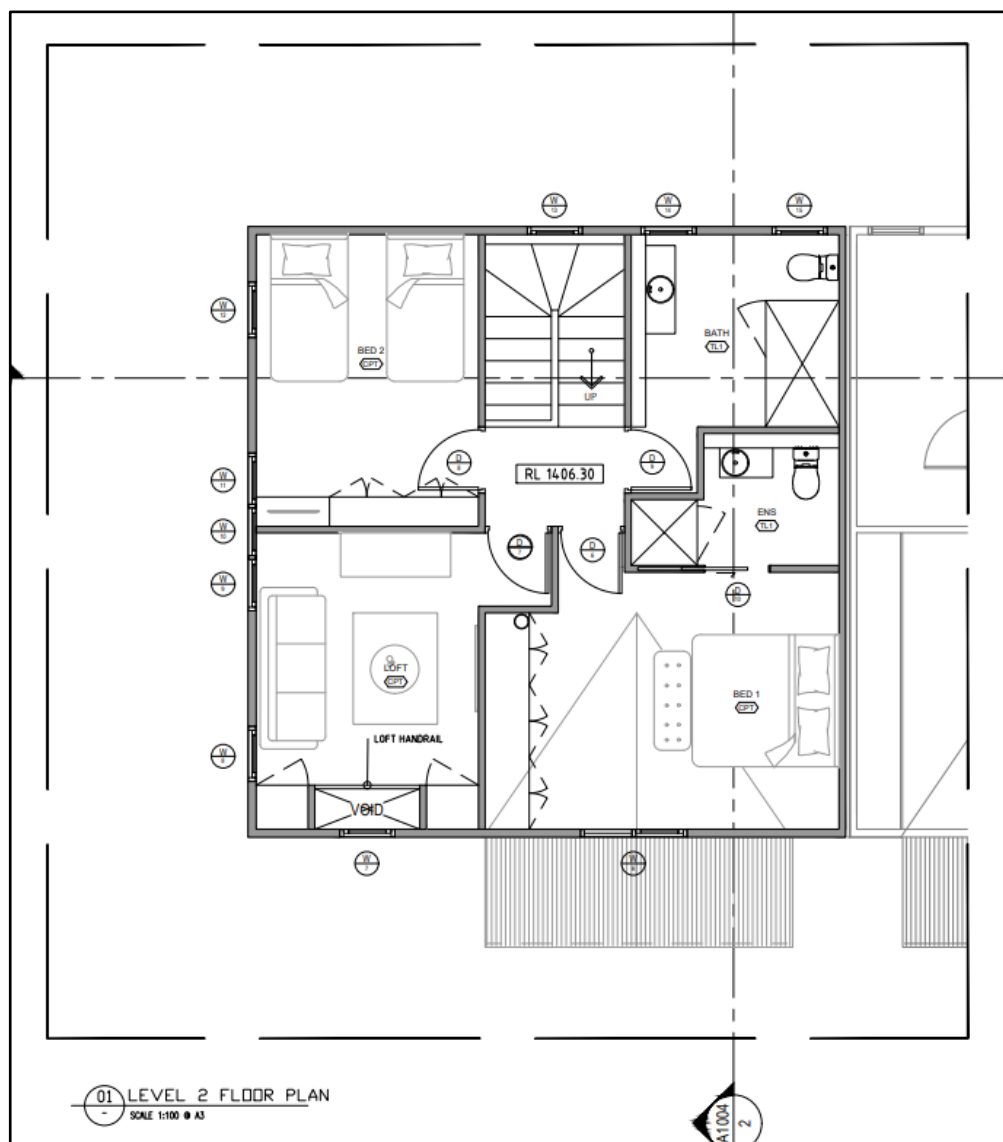


Figure 4: Level 2 Floor Plan – Proposed; Benjamin Selig.

Locality Plan

The site is located North of Thredbo River in Thredbo, Kosciusko National Park. The lodge is located 36.8km from the nearest town of Jindabyne, NSW, 2627 along Kosciusko Road.



Figure 5: Context of the site within the locality. Source: SIX Maps.



Figure 6: Chalet site. Source: SIX Maps

Site Analysis

The subject site is 1/11 Crackenback Drive, Thredbo NSW, 2625, legally known as Lot 520 DP1118419. Existing on the site are 2 attached 2 storey units, featuring architectural elements that are characteristic of the alpine area such as stone walls, loft gables and small balconies. The subject unit is Unit 1 located on the western side of the dual occupancy.

The existing surrounding buildings collectively demonstrate a similar siting pattern of orientation with the development fitting within the property boundaries and landfall contours.

The site is predominantly covered in existing development with a number of scattered snow gum species on the site.

There will be no change to the building footprint with all proposed development located within the existing dwelling boundaries.

Site Contours

Landfall is generally consistent across the site from the north to the south. There will not be any changes to the existing contours of the site.

Site Photos



Figure 7: Ridge Creek Chalet – Unit 1 and Unit 2.



Figure 8: Existing Void area where new Loft will be located.

Building Description

Ridge Creek Chalet, unit 1 is currently a one-bedroom unit with loft chalet, offering accommodation in the sought-after area of Thredbo. The sublessee has purchased two additional bed licenses and submitted the signed variation of sub-lease in October (see appendix A for attached Deed of Variation of sublease). This increases the chalet from a 2-guest to a 4-guest unit, which permits the addition of a second bedroom. The unit offers guests self-contained accommodation with a fully equipped kitchen, laundry facilities, ski tuning room with ski and boot storage.

The chalet offers typical alpine style architecture which is consistent with the surrounding development and existing buildings in Thredbo. Materials are comprised of timber cladding and stonework and a steel pitched roof which complements the surrounding area.

The building follows the natural sloping topography of the lot and is made up of three levels as follows (proposed works in bold):

Ground Floor

- Entry Lobby
- Skituning room
- Garage
- Staircase to level 1

Level 1

- Open plan kitchen, dining and living area
- Balcony accessible from living room
- Laundry, including storage
- Staircase providing access to level 2

Level 2

- **Relocated loft**
- Bedroom 1 with ensuite bathroom
- **Proposed Bedroom 2**
- Staircase providing access to level 1
- Bathroom

Colour Schedule

No change proposed to exterior colour and materials of the unit.

The Built Form and Character of Adjoining Development

Ridge Creek Chalet is situated within the 'Crackenback Ridge' area of Thredbo, located 1.2km from Thredbo Alpine Village.

Surrounding development is characteristic with the area, offering architectural features including natural stone, small balconies, loft gable rooflines, feature articulation in structural elements such as window seats and painted timber cladding.

The surrounding buildings are of various architectural vernacular styles - typically built 40 years or more ago with a growing number of new modern style buildings. Many of the older buildings in Thredbo are currently undergoing restoration or additions/upgrades.

There will be no change to the current view sharing as there are no major changes to the exterior of the building or windows with all alterations remaining within the existing building footprint.

Division 4.3 Clause 4.15 (1)—Matters for Consideration—General

In determining a development application, a consent authority must take into consideration the matters referred to in Clause 4.15 (1) of the EP&A Act as are of relevance to the development:

4.15 – 1 (a) (i) the provisions of an environmental planning instrument

The applicable environmental planning instrument is State Environmental Planning Policy (Precincts—Regional) 2021.

4.15 – 1 (a) (ii) the provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)

None are applicable to the proposal.

4.15 – 1 (a) (iii) the provisions of any development control plan

None are applicable to the proposal.

4.15 – 1 (a) (iiia) the provisions of any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

None are applicable to the proposal.

4.15 – 1 (a) (iv) the provisions of any Regulations (to the extent that they prescribe matters for the purposes of this paragraph)

None are applicable to the proposal.

4.15 – 1 (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Natural Environment: No external works proposed as part of this DA.

Built Environment: There are no changes proposed to the external materials of the unit. The overall change to the built environment is considered of positive influence to the existing building ad locality.

Social and Economic impacts in the locality: The proposed alterations have been designed to minimise any amenity impacts on the neighbouring properties and is not expected to generate any negative social or economic issues. The additions and alterations will provide greater amenity to the owners and guests to the building as well as offering commercial options to the greater Thredbo community and visitors to the area.

4.15 – 1 (c) the suitability of the site for the development

Ridge Creek Chalet 1 is one of two units within the Crackenback Ridge area of Thredbo. Proposed works are internal and are entirely contained within the unit.

No structural or excavation works are proposed and therefore there will be no geotechnical issues and a geotechnical report will not be required to be submitted with the application.

The proposed development will not create biological or ecological impacts or impacts on the fauna and flora.

4.15 – 1 (d) any submissions made in accordance with this Act or the regulations

The Consent Authority may require that the application be notified to adjoining properties and lessees. Submissions will be able to be made on the NSW Planning and Environment website once the application is on exhibition

4.15 – 1 (e) the public interest

The development proposal satisfies the objectives of the State Environmental Planning Policy (Precincts—Regional) 2021 and is considered positive in terms of the public interest.

Table 1—General Information

Project description	
<p>Following is a list of the new alterations within existing building footprint to Ridge Creek Chalet:</p> <ul style="list-style-type: none"> Internal works – Level 2 - Enclose loft to create Bedroom 2 and build over void area to create new loft space with reduced void area. The new loft area will be an extra living area for a lounge, TV and desk. No changes to ground and level 1. 	
Site suitability	
The site is suitable for the proposed development.	
<ul style="list-style-type: none"> site constraints such as flooding, slope, geotechnical hazards, bushfire and any other risks 	Internal works only.
<ul style="list-style-type: none"> effects on the local environment, landscape, streetscape, appearance or scenic quality of the locality 	The building offers typical alpine style architecture which is consistent with the surrounding development and existing buildings in Thredbo. Materials are comprised of stonework, timber cladding and a steel pitched roof which complements the surrounding area.
<ul style="list-style-type: none"> biological and ecological impacts including the impacts on fauna and flora 	Not identified as an area with high biodiversity values.
<ul style="list-style-type: none"> impacts on existing and future amenity of the locality 	The upgrades are deemed to be of positive influence on both the existing building as well as Thredbo by offering accommodation for the tourism service industry.
<ul style="list-style-type: none"> the age and condition of any structures or buildings. 	The building is in sound condition.
Present and previous uses	
<p>Ridge Creek Chalet 1 offers holiday accommodation which is consistent with its use since construction.</p> <p>No known contaminating activities have ever been undertaken on site. Hence, no knowledge of any past site contamination so testing is not required.</p>	
Operational details	

Ridge Creek Chalet 1 offers year-round, fully self-contained accommodation. No proposed changes to operation of the Ridge Creek Chalet 1 as holiday accommodation proposed.

Change of use of a building (where there is no building work)

The proposed alterations do not involve a change of use from holiday accommodation. However, change of use requested for void to be used as a loft.

Building classification and Building Code of Australia (BCA)

The Unit is classified as 1b – Guesthouse.

No changes proposed or required to the essential services contained in the current Fire Safety Statement. No performance solutions are proposed.

Snow Deposition

No change to overall roof design is proposed as part of this application.

Engineering details

No structural changes proposed to the building.

Social and economic impact

The proposed alterations have been designed to minimise any amenity impacts on the neighbouring properties and is not expected to generate any negative social or economic issues. The upgraded unit will provide greater amenity to the owners and guests to the building as well as offering commercial options to the greater Thredbo community and visitors to the area.

The investment in the building resulting in a positive economic impact with a number of short-term construction jobs being generated.

Access and traffic

There are no changes to access or parking proposed as part of this application. No major increases in traffic will occur due to the alterations.

Privacy, views and overshadowing

There will be no privacy, views or overshadowing issues created by the proposed alterations.

No changes to existing windows proposed.

Air and noise

No air and noise pollution will be created by the proposed alterations and use of the Unit. Construction noise will be kept to a minimum and occur only during the permissible hours of operation and in compliance with the EPA guidelines.

To reduce noise pollution from site the following procedures will be followed:

- All plant, machinery and tools will be maintained in good working order at all times;
- Work involving noisy tools or machinery to be used inside the building structure when possible;
- Strict hours of operation for each site will be implemented to reduce noise pollution to the surrounding areas;
- In the instance of receiving a complaint in regards to noise levels immediate rectification will occur as far as practical.
- No fuel or chemicals will be stored onsite during construction.

As noise is not a major issue, a report from qualified acoustic consultant will not be required.

Soil, water and wastewater management

No changes to water and wastewater management proposed. There are also no critical areas of habitat found on site.

Heritage

Ridge Creek Chalet 1 is not identified as having heritage values. Therefore, a heritage impact statement is not required.

Aboriginal cultural heritage

There are no confirmed site records or any other associated landscape feature information from an AHIMS search.

0 Aboriginal sites are recorded in or near the above location.

0 Aboriginal places have been declared in or near the above location. *

In addition to this, there is also no record of Aboriginal objects being present at the site from any other sources of information that a person is already aware. See Appendix B for AHIMS report.

Energy

No changes to existing energy efficiency measures proposed as part of this application.

Waste

No changes proposed to existing waste minimization procedures.

Demolition

No demolition works proposed.

16.0 State Environmental Planning Policy (Precincts – Regional) 2021.

Clause 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—

<p>(a) the aim and objectives of this Policy, as set out in clause 2,</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>(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>(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>(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>(iii) the capacity of existing waste disposal</p>	<p>No negative impacts on the built and natural environment under this proposal.</p> <p>No external works proposed as part of this DA.</p> <p>Internal works only.</p> <p>Flooding is not applicable.</p> <p>The development proposal has no change to the existing building footprint as alterations are internal.</p> <p>The sublessee has purchased 2 additional bed licenses and submitted the signed variation of sub-lease in October (see appendix A for attached Deed of Variation of sublease). This increases the chalet from a 2-guest to a 4-guest unit.</p> <p>No changes to transport requirements, effluent management, waste disposal and water infrastructure proposed.</p>
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<p>facilities or transfer facilities to cater for peak loads generated by the development,</p> <p>(iv) the capacity of any existing water supply to cater for peak loads generated by the development,</p> <p>(d) any statement of environmental effects required to accompany the development application for the development,</p> <p>(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,</p> <p>(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</p> <p>(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,</p> <p>(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,</p> <p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range</p> <p>(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</p> <p>(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:</p> <p>(i) the capacity of existing infrastructure facilities, and</p>	<p>SEE provided.</p> <p>The intent of the proposal is to apply for development approval for minor alterations to existing tourist accommodation unit.</p> <p>The general appearance and structure of the Unit will remain unchanged when viewed externally.</p> <p>No structural or groundworks proposed as part of this application.</p> <p>No proposed earthworks or excavation proposed.</p> <p>Stormwater disposal remains unchanged.</p> <p>The proposed improvements have been designed to complement the surrounding built form. No visual impact will be created.</p> <p>No changes to the level of activity during the summer months. Chalet will operate year-round accommodation services as per usual.</p> <p>Not applicable</p>
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<p>(ii) any adverse impact of the development on access to, from or in the alpine resort,</p> <p>(l) if the development is proposed to be carried out in Perisher Range Alpine Resort—</p> <p>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</p> <p>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,</p> <p>(m) if the development is proposed to be carried out on land in a riparian corridor—</p> <p>i. the long-term management goals for riparian land, and</p> <p>ii. whether measures should be adopted in the carrying out of the development to assist in meeting those goals.</p>	
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(2) The long term management goals for riparian land are as follows—

<p>(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,</p> <p>(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,</p> <p>(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.</p>	<p>Not applicable.</p> <p>Subject lot is not located within a riparian corridor.</p>
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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—

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|---|--|
| <ul style="list-style-type: none"> (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. | <p>The height of the building remains unchanged from original consent.</p> <p>The solar impact in relation to overshadowing remains unchanged.</p> |
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(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—

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|---|---|
| <ul style="list-style-type: none"> (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 | <p>The setbacks and footprint of the Unit remain unchanged.</p> <p>Internal works only.</p> |
|---|---|

<ul style="list-style-type: none"> (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. 	
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(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—

<ul style="list-style-type: none"> (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. 	NA – vegetation remains unchanged
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Conclusion

Suitability of the site for development

The proposal complies with the relevant environmental planning instruments and policies. The Statement of Environmental Effects confirms that the site is suitable and capable of sustaining the proposed development, with no adverse impacts.

Submissions Made in Accordance with the Act or regulations:

Given the proposals minimal environmental it is unlikely to raise significant objection.

The Public Interest

The proposal is in the public interest as:

- It provides a sustainable land use.
- The proposal is suitable within the locality.
- The proposal is positive in terms of the amenity of the area.

Site Environmental Management Plan (SEMP)

As detailed in the SEE, the proposed alterations will generate minimal impacts.

- No site clearing activity will occur through this project.
- No flow paths will be altered as a result of this development.
- Scaffolding will be erected at natural ground level for external works.
- Construction vehicles will enter the site via the existing site entry.
- Construction vehicles will park in the sites existing designated car parks.
- All construction materials will be stored within the existing site car parking zone.

Dust Control

Works involving dust dispersion will use water spray to help keep material damp and dust down. Covers will be placed over waste storage areas and piles of excavated materials to prevent dust dispersion. When transporting materials that cause dust they will be dampened and covered before moving.

Litter Control

Litter control around the site is the responsibility of all on site. A daily site clean up to reduce litter around the site and prevent any possible hazards it causes will be performed. It is the subcontractor's responsibility to leave the work area neat, clean and free of litter. Litter collected can be placed in bins or specified areas and disposed of at the local council tip.

Emergency Procedures

In case of an emergency, the following key emergency response contacts are:

Organisation	Emergency Phone	Non-Emergency Phone
NSW Police	000	Jindabyne: 6456 2244
NSW Fire and Rescue	000	Thredbo: 6456 2476 Jindabyne: 6456 2476
NSW Ambulance	000	Thredbo: 13 12 33
Medical Centres	Thredbo: 6457 6254	Jindabyne: 6457 1221
National Parks and Wildlife Service (NPWS)/OEH	1800 629 104	Snowy Region: 6450 5600 Jindabyne: 6450 5555
Roads and Maritime Services	Traffic incidents & road conditions: 131 700 Road closures and special events: 132 701	
Environment Protection Authority Environment Line	131 555	
NRMA Road Service	Jindabyne: 6456 1159	

Noise control

Noise on a construction site can become a form of pollution to the local environment through the use of plant, machinery and tools. For protection of employees and visitors to the site they are issued with PPE including ear protection.

To reduce noise pollution from site the following procedures will be followed:

- All plant, machinery and tools will be maintained in good working order at all times;
- Work involving noisy tools or machinery to be used inside the building structure when possible;
- Strict hours of operation for each site will be implemented to reduce noise pollution to the surrounding areas
- In the instance of receiving a complaint in regard to noise levels immediate rectification will occur as far as practical.

Fuels & Chemicals

No fuel or chemicals will be stored onsite during construction.

Appendix A – Deed of Variation of Sub-lease.



Graham and Kim Selig
16-18 Cheltenham Road
Cheltenham NSW 2119

Via email selig@selig.net.au

5 October 2021

Dear Graham and Kim,

**Apartment #1 Lot 520 Ridge Creek Chalets, Thredbo
Deed of Variation of sub-lease**

I refer to the registered sub lease held by yourselves for Ridge Creek #2 Lot 520, Crackenback Drive Thredbo and your agreement to purchase two additional bed rights under the sub-lease. Kosciuszko Thredbo (KT) has had its solicitor's Lane and Lane prepare the relevant Deeds of Variation based on the terms previously agreed.

Please find enclosed:

1. Deed of Variation of the sub-lease in duplicate. Please sign as indicated on page six (6) of each copy.
2. NSW Land Registry Service variation of Lease form in duplicate. Please sign as indicated on page three (3) of each copy.
3. Lane and Lane's invoice for preparation of the Deed and registration.
4. KT's invoice for the premium for the additional beds. Please note this premium must be paid prior to KT's execution and registration of the Deed.

In view of KT's delay in completing this Deed of variation and the effects of Covid-19 on the winter season 2021 we have adjusted the rental commencement date to be 1 July, 2022. You may however, utilise the additional bed rights from the time of the Deeds registration.

Once you have signed the documents please return to the KT property Department at:

Property Department
Kosciuszko Thredbo
PO Box 92 Thredbo NSW 2625

Please also contact Paige Shannon on paige_shannon@evt.com or 64 594225 to arrange payment of KT's invoice. Once the documents and payment are received we will make arrangements for KT's execution and registration of the Deeds. An execute copy will then be returned to you for safekeeping.

Yours sincerely,

Andrew Harrigan
Property and Development Manager

Kosciuszko Thredbo Pty Ltd
PO Box 92, THREDBO VILLAGE, NSW 2625
Tel: 02 6459 4100 Fax: 02 6459 4101
ABN: 95 000 139 015
www.thredbo.com.au

Appendix B – AHIMS Search Result for 1 Ridge Creek Chalet, Thredbo.
AHIMS Web Services (AWS)
Search Result

 Your Ref/PO Number : Selig
 Client Service ID : 665211

Complete Town Planning

Date: 07 March 2022

10 Kosciuszko Road

Jindabyne New South Wales 2627

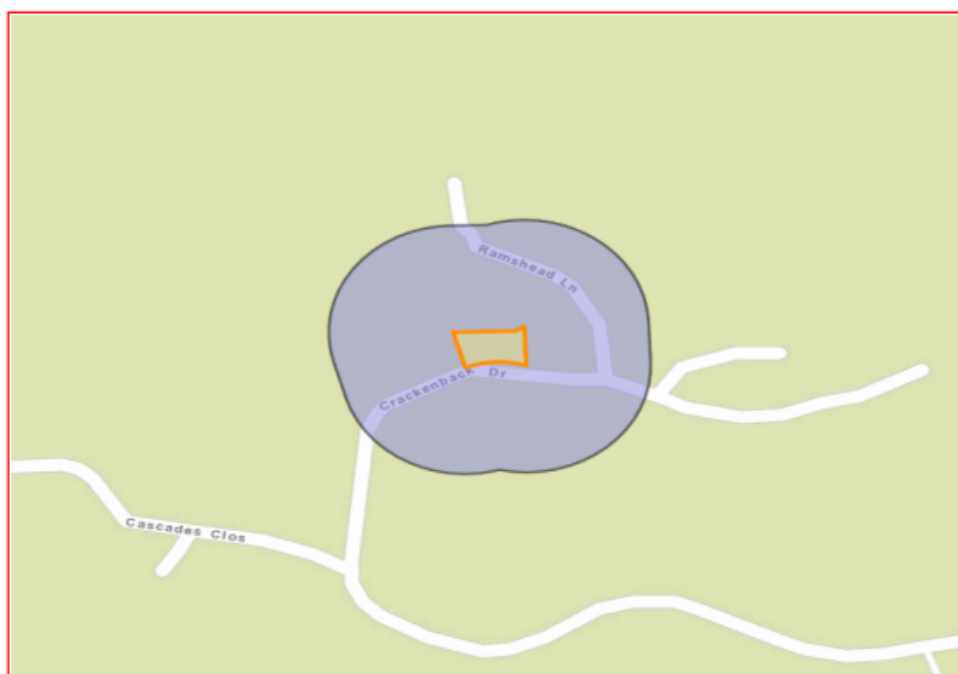
Attention: Matthew Stewart

Email: matt@completecertification.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 520, DP:DP1118419, Section : - with a Buffer of 50 meters, conducted by Matthew Stewart on 07 March 2022.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *