

STATEMENT OF ENVIRONMENTAL EFFECTS

TABLE 1: GENERAL INFORMATION

Project Description

- New Works – installation of two hard stand parking spaces directly in front of the building; a vent hole in the wall of the manager's flat for range hood extraction fan.
- Repair and Replacement Works – replace existing first floor main timber deck with a slightly larger metal deck; replacing six first floor room timber decks with metal decks (retrospective approval); replacing three fire door exits with double glazed doors; replacing three floor to ceiling windows with smaller picture windows in NW corner lounge area; replacing all timber cladding with Colorbond steel; install additional cement topping at rear of the building; boxing in eaves with Colorbond steel; infilling a triangle space between two existing cement slabs.
 - *Please see attached Appendix for full description outlining reasons for repair and replacement works.*

History of the site

- No current development or building approvals for the site.
- Previous development or building approvals for the site – the most recent was the driveway concreting project which was done in 2009.

Site suitability

- Site constraints – no significant constraints as works are repair and replacement and cementing an area of already disturbed ground.
- Effects on amenity – insignificant as works are improvements.
- Bio/ecos impacts – nil as works is to existing building and disturbed ground.
- Future impacts – nil.
- Age and condition – works to the building are to improve the building's condition and age.

Present and previous uses

- Present use is as a ski lodge.
- Previous use – has always been a ski lodge since initial build.
- Present use of adjoining land – the lodge is bordered by an access road (Plum Pine Road), a shared driveway with IMBAC, IMBAC lodge itself, Willow Lodge and bushland.
- Present/previous use was potentially contaminating – unknown, not likely.
- Assessment for testing for contamination – there has been no testing as the lodge building has occupied the land as a ski lodge for more than 40 years.

Operational details

- Type and details of proposed business – already existing business.
- Number of staff and location of staff accommodation – nine staff, roomed in single and share rooms spread throughout guest rooms.
- Maximum number of customers – 56 including staff.
- Hours and days of operation – open every day during the winter ski season; open by appointment only outside winter.
- Plant and machinery – nil.
- Loading and unloading goods and materials – NA.
- Proposed hazardous materials – existing business which relies partly on LPG gas supply from a mains tank across Plum Pine Road.

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

- NA

Building classification and Building Code of Australia (BCA)

- BCA Class 3 Tourist Accommodation building.

Snow deposition

- Two hard stand parking spaces – these will be part of the existing driveway and other parking spaces. Snow accumulates all over the driveway and other parking spaces and will be the same for the new spaces. As part of routine daily procedures, depending on the amount of snowfall, driveway and parking spaces are cleared by hand, snowblower and heavy road clearers.
- The new deck – snow deposition happens on the existing deck mostly via snow falling from the roof and accumulating in a pile below the eave. As part of routine daily procedures, snow is routinely cleared away.

Engineering details

- Geotechnical advice – this has been sought in regard to constructing the deck. See attached report.
- Relocation and construction of services – NA.
- Construction of access – NA.
- Building on fill – NA.

Social and economic impact

- Increase or reduction of people on site – no.
- Disadvantage or benefit a particular social group – no.
- Increase or reduce employment opportunities – no.
- Increase demand for community – no.
- Increase conflict or adversely impact community identity – no.
- Create risk to others – no.
- Increase community concern regarding public safety – no.

Access and traffic

- Pedestrian amenity – NA.
- Access for people with disabilities – NA.
- Proposed bicycle facilities – NA.
- Existing bus service and over-snow services – NA.
- Vehicle access to a road – NA.
- Potential conflicts between vehicles and pedestrians (bicycles NA) – proposed hard stand parking spaces consolidate all parking spaces within the lease boundary (currently one space is on the other side of the driveway outside the lease boundary), thus improving access and movement for pedestrians to the building.

Privacy, views and overshadowing

- Location of habitable rooms – room locations are not being changed as part of this proposal. The room closest to the existing deck has a sideways view to it and will be the same for the new deck.
- Window placement relative to adjacent buildings and public areas – the new windows will be smaller therefore increasing privacy.
- Views between habitable areas – even though the new windows will be smaller, the views will remain the same.
- The use of planting and screening to improve privacy – not required.
- Headlight and other glare – NA.
- Active outdoor areas relative to bedrooms – the existing deck is not generally used at night time due to weather conditions. Expecting the same for the new deck.
- Separation of roads and parking areas from bedroom and living – NA.
- Impact of proposed development on views from adjoining/nearby properties – the existing deck does not impact views for neighbours as the building is tucked behind the neighbours. The new deck will thus have no impact.
- Design options for protecting views – NA.

Air and noise

- Heating and cooling source – NA.
- Noise transmission from heating and cooling systems – NA.
- Noise transmission between buildings – NA.
- Measures to mitigate external noise sources – NA.
- Existing sources of odour, smoke – NA.
- Proposed mitigation measures, etc – NA.
- Existing noise sources – NA.
- Construction noise, etc – the proposed works will be done during the summer months when very few people are around. Tradesmen work typical hours during week day days. Type of equipment to be used would be typical tools such as electric saws, hammering, nail guns and concrete machinery. Consultation with adjoining leaseholders is via the initial DA process as well as courtesy contact.
- Operational noise, etc – see above.

- Proposed noise reduction measures – NA. The proposed works are outside works and other buildings are not in close proximity to the works.

Soil, water and wastewater management

- Methods of sewage effluent disposal – NA.
- Reticulated water supply – NA.
- Appliances for maximum water efficiency – NA.
- Infiltration and water harvesting techniques – NA.
- Management of water entering and leaving the site – the cementing and parking space part of the proposal maybe affected. Typical measures such as sediment socks, sandbags and straw bales will be used.
- Proposed design measures for drainage will not affect adjoining land – NA.
- Proposed design measures compatible with any potential flood environment – NA.
- Impact on downstream waterways – see above re management of water.
- Treatment of liquid waste – NA.
- Measures in place for emergency spills – see above re management of water.
- Diverting stormwater – NA.
- Treating stormwater run-off – NA.
- Consideration of soil and erosion hazards – proposal of cement parking will be replacing some lawn area. Thus, the cement edges will be surrounded by lawn, inhibiting erosion.
- Critical areas of habitat requiring special management – as part of the proposal an APZ is required. In collaboration with the RFS and NPWS, some clearing of the bushland (high biodiversity) at the rear of the building is required. See attached APZ and Bushfire Assessment Reports.
- Dust control measures – the proposed works will not contribute to air pollution.
- Rehabilitation and revegetation measures – as per the lease arrangement, this is a requirement and has been and is an ongoing task. When the proposed works are completed, disturbed ground will be identified for any rehabilitation or revegetation works.

Heritage

- There is no heritage value identified for this building.

Aboriginal cultural heritage

- There is no Aboriginal cultural heritage identified.

Energy

- The proposal to replace the large windows with smaller double glazed picture windows is to improve thermal efficiency inside the building.
- The proposal to replace the three fire doors with double glazed fire doors is to repair gaps and thus improve thermal efficiency as well as letting in natural light.
- Other measures mentioned – NA.

Waste

- Source waste separation – NA.
- Proposed recycling – NA.
- Food waste and composting – NA.
- Litter control – for the proposed works, litter will be controlled with the use of a skip bin as well as taking rubbish offsite in work vehicles.
- How building waste is re-used, recycled or disposed – existing timber decking to be dismantled and timbers kept for “interest” projects; unusable waste to be disposed at the local landfill as per their requirements.

Demolition

- The proposed works will not require demolition of the building.

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).	The project is largely repairs and maintenance, but in the process, will enhance the building in its setting – aesthetically, with safety considerations and mitigation of environmental hazards.
(2) The objectives of this Policy are as follows: (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, (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, (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.	See above.
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:	
(a) the aim and objectives of this Policy, as set out in clause 2,	See above.
(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),	See above.
(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:	NA
(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,	NA
(d) any statement of environmental effects required to accompany the development application for the development,	See above.
(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,	NA
(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,	See attached.
(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,	See attached.

(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,	NA
(i) any visual impact of the proposed development, particularly when viewed from the Main Range,	NA
(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,	NA
(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:	NA
(i) the capacity of existing infrastructure facilities, and	
(ii) any adverse impact of the development on access to, from or in the alpine resort,	
(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,	NA
(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,	NA
(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.	NA
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	NA
(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	NA
(c) has an impact on views from other land, and	NA
(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and	NA

(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	NA
(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	NA
(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.	NA
(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	NA
(b) assists in achieving high quality landscaping between the building and other buildings, and	NA
(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and	NA
(d) is adequate for the purposes of fire safety, and	NA
(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and	NA
(f) will facilitate the management of accumulated snow.	NA
(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	NA
(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and	NA
(c) to limit the apparent mass and bulk of the building, and	NA
(d) as an amenity protection buffer between the proposed building and other buildings, and	NA

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