

STATEMENT OF ENVIRONMENTAL EFFECTS

CREEKSIDE UNIT 1 LOT 515 CRACKENBACK RIDGE THREDBO ALPINE RESORT

INTERNAL ALTERATIONS

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1. INTRODUCTION

The application relates to Creekside Unit 1 located in Crackenback Ridge in Thredbo. The property is on Lot 515 DP 1118419

It is proposed to carry out some minor internal changes.

- a. Replace the existing wood burning fireplace with a gas fired fireplace.
- b. In the existing 3rd bathroom, replace the existing large spa bath with a smaller regular bath and install a toilet suite.
- c. Relocate the door to bedroom 3 to make bathroom 3 an ensuite bathroom

The proposed alterations are fully contained within the existing unit. No external works are proposed.

The purpose of this SEE is to:

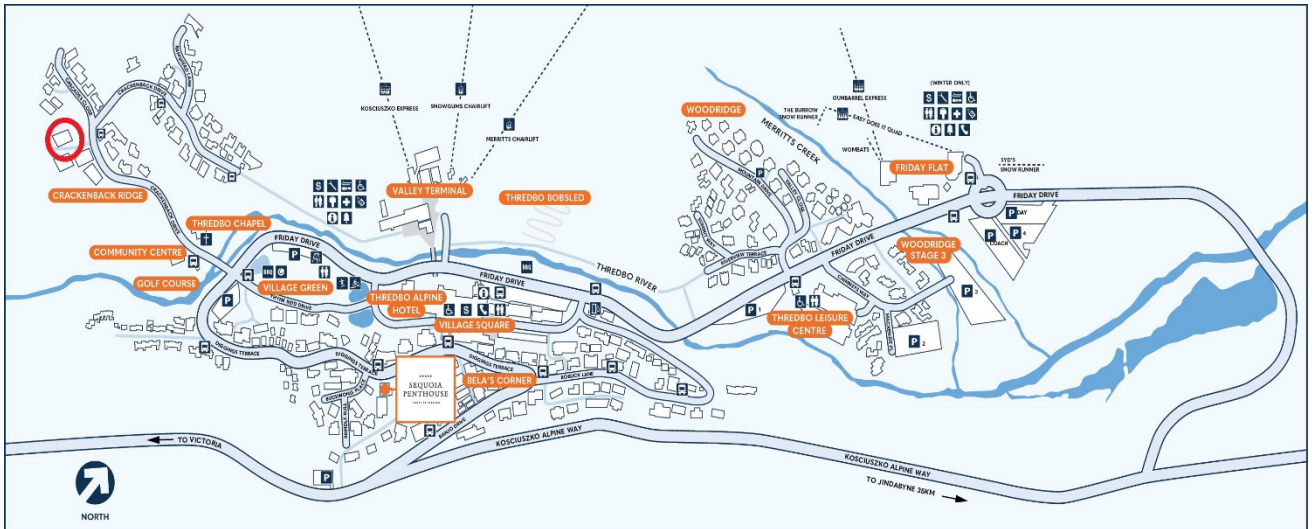
- identify the site to which the DA relates.
- describe the proposed works.
- identify the statutory planning framework within which the DA is to be assessed and determined; and
- assess the proposed development against the matters for consideration listed under Part 3, Division 1, of the Environmental Planning and Assessment Act, 2021

The report conforms to the requirements of Schedule 1 of the Environmental Planning and Assessment Regulations 2021.

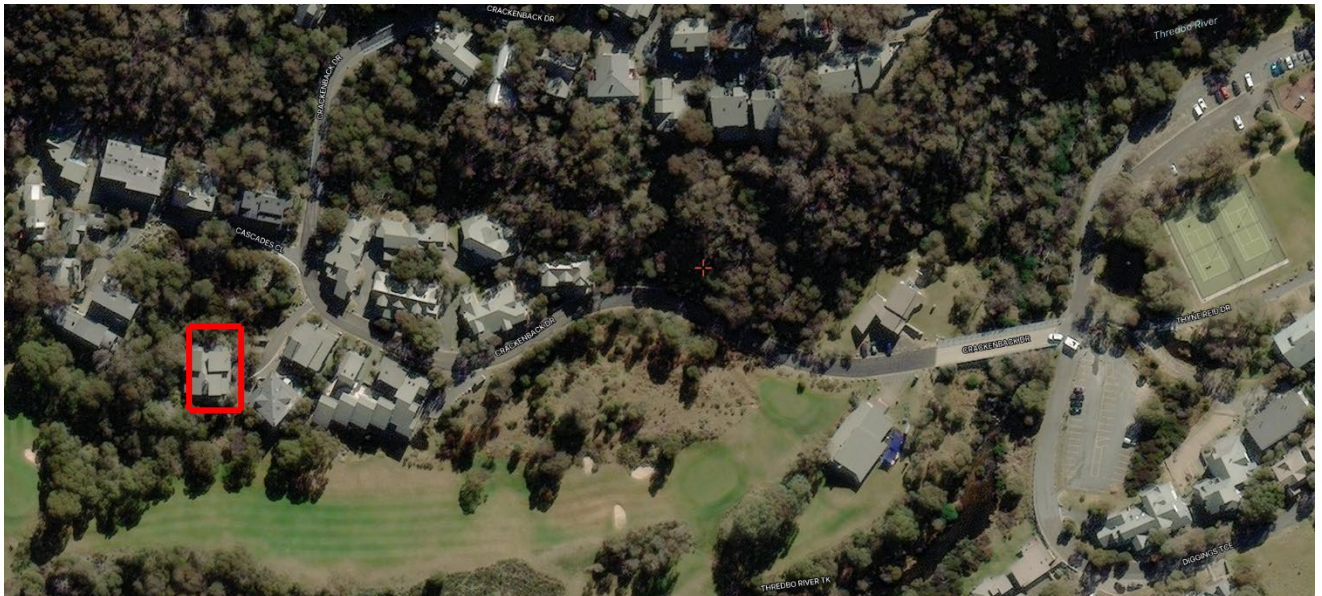
2. THE LOCATION AND THE SITE

2.1 The Location

Creekside Unit 1 is located in Crackenback Ridge toward the western end of Thredbo Alpine Village in the NSW Snowy Mountains.



Thredbo Village Map

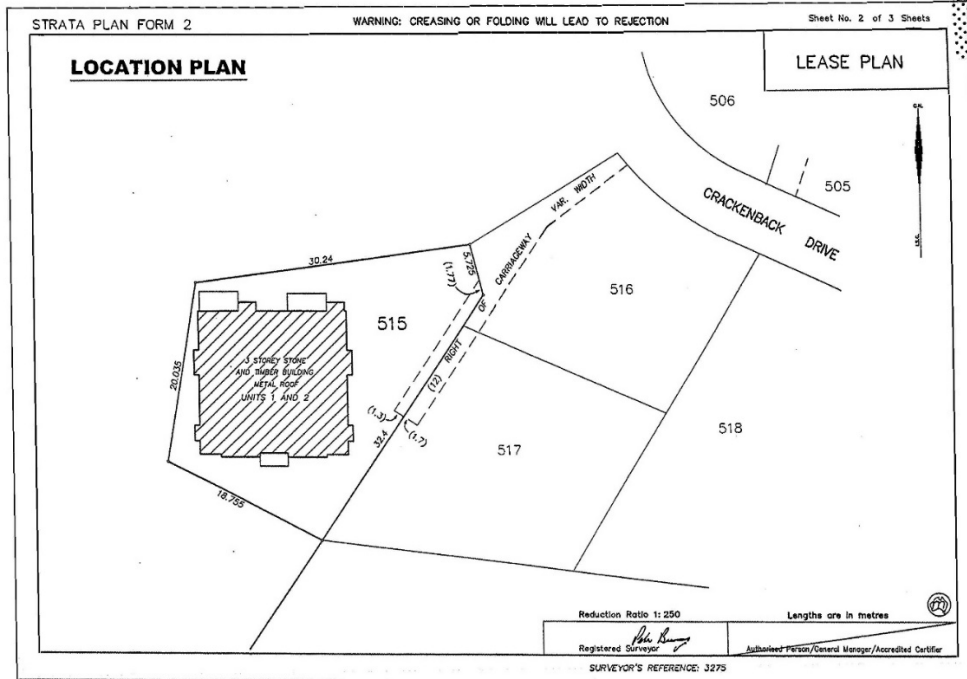


Aerial View of Creekside Unit 1 Location

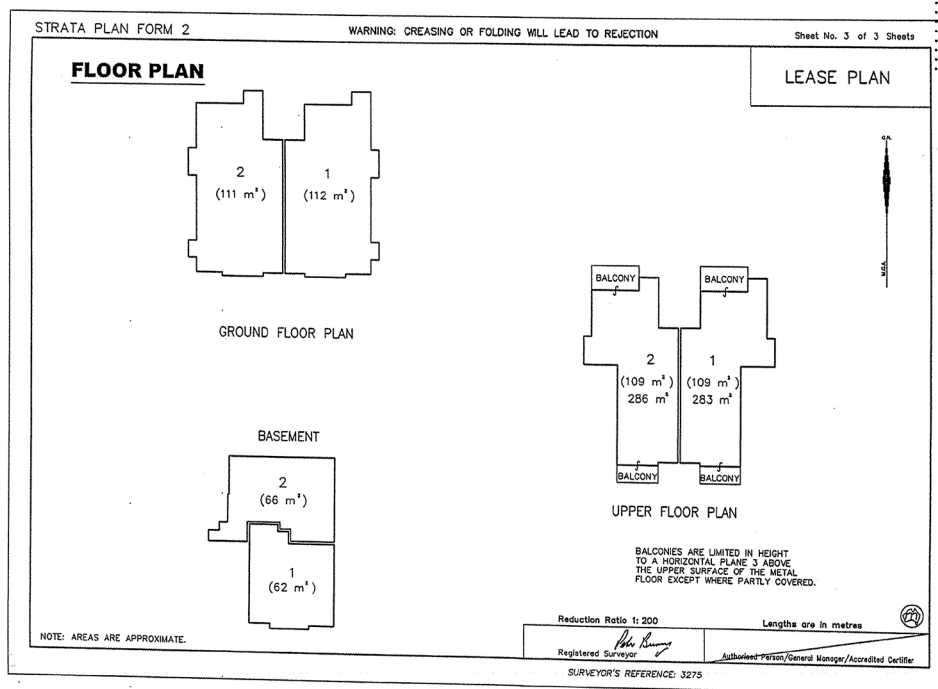
2.2 The Site

The Creekside Unit 1 site is Lot 515, Crackenback Ridge, Thredbo. There are two units on the site comprising a Duplex with Unit 1 being the easterly unit

Creekside Unit 1 is a three-bedroom three bathroom unit comprised of three floors. Garage and storage are on the bottom floor, bedrooms on the second, and living, dining and kitchen on the top floor. Unit 1 has external windows facing North, East, and South and shares a common party wall with Unit 2 to the west.



Site Plan – Lot 515, Crackenback Ridge, Thredbo Village





Driveway in front of Creekside Unit 1



External view of Creekside Unit 1 (Left Hand Garage)



Living room showing location of existing wood burning fire place.



Existing Bathroom 3 – showing large spa bath proposed to be removed.

3. OUTLINE OF THE PROPOSED INTERNAL ALTERATIONS

The changes being proposed are:

- a. Replace the existing wood burning fire place with an enclosed gas fired fire place. The replacement gas fired unit will fit within the existing fireplace enclosure and will not require any structural or external changes to the building.
A gas supply point was installed next to the fire place in the original construction.
The aim is to reduce the amount of air born pollutants by removing the wood burning fireplace.
- b. Remove the existing large spa bath in the third bathroom and substitute a smaller regular bath.
The aim is to reduce water consumption as well as electrical usage.
- c. Install a new toilet suite in the third Bathroom. The new WC can be simply connected to the existing plumbing in the ceiling space of the garage under. No external changes are required to the building.
- d. Relocate the door to bedroom 3 to the other side of the adjacent bathroom door to create an ensuite bathroom. This is intended to simply make the existing accommodation more comfortable.

4. ENVIRONMENTAL PLANNING ASSESSMENT

4.1 ENVIRONMENTAL PLANNING INSTRUMENT.

The applicable Environmental Planning Instrument for the proposed work and applicable to the site is: **The State Environmental Planning Policy (Precincts – Regional) 2021, Chapter 4 – Kosciuszko National Park and alpine resorts.**

The relevant clauses contained within Chapter 4 are listed below:

4.2 PERMITTED OR PROHIBITED DEVELOPMENT.

Clause 4.9 - Land Use Table:

'Tourist accommodation' with consent is listed as a permitted land use for the Thredbo Alpine Resort.

The proposed internal changes do not in any way change the existing permitted and approved use by Creekside Unit 1 as tourist accommodation.

Clause 4.12 - Matters for consideration:

Matter for Consideration	Response
<i>(1) In determining a development application that relates to land to which this Chapter applies, the consent authority must take into consideration any of the following matters that are of relevance to the proposed development:</i>	
(a) the aim and objectives of this Chapter, as set out in clause 4.1,	The proposed internal alterations are contained within the existing building and will have no impact upon the existing outside environment. The proposed internal alterations are entirely consistent with the aims and objectives set out in clause 4.1 of the SEPP.
(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),	The proposed internal alterations do not create any environmental hazards and will not require any mitigation measures for such hazards.

Matter for Consideration	Response
<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 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>The proposed internal alterations will not effect the occupancy of the unit and will therefore not increase the use of any services supplied by the Village.</p> <p>The proposed internal alterations will not affect the capacity of the existing transport, reticulated effluent management system, waste disposal facilities or existing water supply within the Village.</p>
<p>(d) any statement of environmental effects required to accompany the development application for the development,</p>	<p>Sub Clause (d) is satisfied by this Statement of Environmental Effects</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>The proposed internal alterations do not involve any external work and will have no effect on, nor alter in any way, the character of the alpine resort.</p>
<p>(f) the Geotechnical Policy—Kosciuszko Alpine Resorts (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues in relation to the development</p>	<p>Not Applicable.</p>

Matter for Consideration	Response
(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,	Not Applicable.
(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,	Not Applicable.
(i) any visual impact of the proposed development, particularly when viewed from the Main Range,	Not Applicable.
(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 increase in activities anticipated as a result of the proposed alterations.
(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,	Not Applicable.
(l) if the development is proposed to be carried out in Perisher Range Alpine Resort: (i) the document entitled Perisher Range Resorts Master Plan as current at the commencement of this Policy that is deposited in the head office of the Department and (ii) the document entitled Perisher Blue Ski Resort Ski Slope Master Plan as current at the commencement of this Policy, that is deposited in the head office of the Department,	Not Applicable.

Matter for Consideration	Response
(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.	Not Applicable.
<i>(2) The long term management goals for riparian land are as follows:</i>	
(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. (b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained, (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.	Not Applicable.
<i>(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 Section 4.4.</i>	

Clause 4.13 – Additional matters to be considered for buildings:

Matter for Consideration	Response
1. Building Height	The proposed internal alterations will have no impact whatsoever on the existing approved building height.
2. Building Setbacks	The proposed internal alterations will have no impact whatsoever on the existing approved building setbacks.
3. Landscaped Area	The proposed internal alterations will have no impact whatsoever on the existing approved landscape.

5. REGULATIONS

This development application has been made in accordance with the requirements contained in Environmental Planning and Assessment Regulation 2021, Part 3, Division 1, Item 24

5.1 LIKELY IMPACTS

Natural Environment:

The proposed internal alterations are contained within the existing building and will therefore have no impact on the natural environment.

Built Environment:

The proposed internal alterations will not change the building footprint or form of the building and will therefore have no impact on the built environment.

Social and Economic impacts in the locality:

The proposed internal alterations will generally improve the use and functionality of the Unit. The gas fire will reduce air born pollutants and the improved bathroom 3 facilities should increase the guest experience.

6. CONCLUSION

The proposed development has been considered in regard to Part 3, Division 1, of the EP&A Act, 2021 and The State Environmental Planning Policy (Precincts – Regional) 2021, Chapter 4 – Kosciuszko National Park and alpine resorts) 2021.

The proposal has been found to be consistent with the above legislation and Environmental Planning Instrument, as detailed in the above report.

The proposed internal alterations are considered to enhance the guests' amenity and use of the unit without generating any negative environmental or social impacts and are considered entirely appropriate.

APPENDIX A

SITE ENVIRONMENTAL MANAGEMENT PLAN

Creekside Unit 1, Crackenback Ridge, Thredbo Village

1. Introduction

The proposed extent of work is entirely within the existing Unit and does not involve external changes to the building. Hence there is no excavation, earthworks, or other disruption to the site around the building.

The only external impact the alterations will have is during the time the work is being carried out when builders' vehicles will need to access the site.

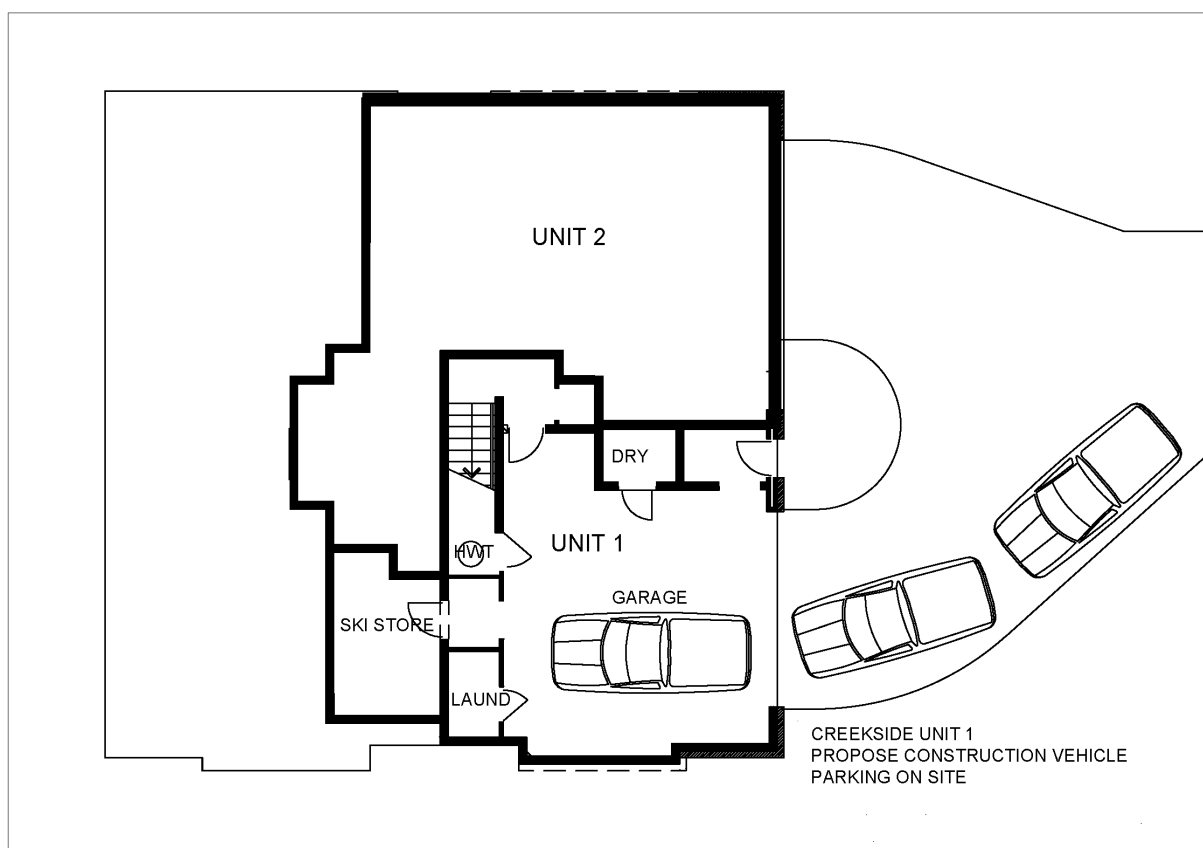
This plan is intended to appropriately manage:

- Construction vehicle access and parking
- Materials storage
- Removal of construction waste
- Construction hours and working months

2. Access & Vehicle Parking

Access to the site is via Crackenback Drive and the driveway shared between lots 515, 516 and 517.

Construction vehicles will be able to park within lot 515 immediately outside as well as within the Unit 1 double garage.



Construction Vehicle Parking

3. Material Storage

Given the relatively small amount of construction material and fittings required, the storage for all materials will be within the double garage. No external material storage will be required.

4. Waste Management

To effectively manage construction waste generated on site, the following controls will be implemented:

- All construction waste generated on site is to be either stored in the garage or transported out of the Village and disposed of by either re-cycling or taken to the Landfill site outside Jindabyne. No construction waste is to remain on site outside the building at the end of a working day.
- The existing wood burning fire box and the large spa bath which are to be removed are to be recycled if possible rather than discarded to landfill.
- All contractors shall be informed of the need to maintain a clean worksite.
- It is not anticipated any special or unusual fuels or chemicals will be required on site nor will there be a need to dispose of such items.
- All loads of rubbish removed shall be securely covered to ensure no spillage.
- The worksite shall be left in a tidy and rubbish free state upon completion of the works.

5. Construction hours and working months

In order to ensure the comfort of visitors and residents during the ski season and to eliminate noise and/or vibration pollution, work is only permitted on site during the months of October through to May.

During these permissible working months the hours of construction are from 7am to 6pm 7 days a week. No construction is to take place from June through to September.

6. Key Emergency Response Contacts

In case of an emergency, the appropriate key emergency response contacts should be used:

Organisation	Emergency Phone	Non Emergency Phone
NSW Police	000	Jindabyne: 6456 2244
NSW Fire Brigade	000	Jindabyne: 6456 2476
NSW Ambulance	000	
Medical Centres	Thredbo: 6457 6254	Jindabyne: 6457 1221
National Parks and Wildlife Service (NPWS)	1800 629 104	Jindabyne 6450 5555
Roads and Traffic Authority	Traffic incidents & road conditions: 131 700 Road closures and special events: 132 701	
Environment Protection Authority Environment Line	131 555	