



Statement of Environmental Effects

INTERNAL ALTERATIONS TO SEQUOIA 5 PENTHOUSE, THREDBO
LOT 15 DIGGINGS TERRACE, THREDBO, NSW 2625

21 SEPTEMBER 2022

VERSION 3.0



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 22/11154

Granted on the 27 April 2023

Signed S Butler

Sheet No 1 of 8

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1. Introduction

H&E Architects have been engaged to prepare this Statement of Environmental Effects (SEE) to accompany a Development Application (DA) to the NSW Department of Planning, Industry & Environment (DPIE).

The subject property is located at 15 Diggings Terrace, Thredbo, NSW 2625.

The property is a free-standing four storey apartment building, purpose built for tourist accommodation. The building includes five apartments with undercover car parking. The building is comprised of:

- Ground Level: Undercover Car Parking, Entry and Storage
- Level 1: Two apartments (1 and 2)
- Level 2: Two apartments. (3 and 4)
- Level 3 (attic style): Whole floor penthouse apartment (5).

The building is of a "chalet" style. It is predominantly of masonry construction with concrete floors, a metal deck roof and walls comprising stone, masonry and timber cladding.

The building is in good condition and is well maintained.

This application relates to Apartment 5 on Level 3 only, where it is proposed to extensively renovate the existing apartment. The scope of works is described in more detail herein. The renovation is intended to modernise the apartment and improve amenity for occupants of the Apartment.

The proposal will not alter the building footprint or building envelope in any way.

The Applicants are the current Owners of the property. The applicants have presented this proposal to the Body Corporate who have provided their consent in principle. The Owners have presented this proposal to Kosciusko Thredbo who have also provided their consent in principle.

Full particulars of the application are described within this SEE and the accompanying application documentation. This SEE should be read in conjunction with the complete application documentation.

In summary this assessment of the potential environmental impacts of the development concludes that the proposed development:

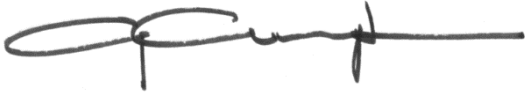
- Is consistent with the relevant objectives of the planning standards which are applicable to the application.
- Is of no adverse impact; and
- Is of a type, scale and bulk that is consistent and complimentary to the established pattern of development within its context.

This amendment to the application seeks to respond to issues raised by the DPIE as outlined in their RFI dated 27 July 2022. Whilst this RFI essentially addresses a concurrent BIC Application, the RFI requires certain works, previously identified as part of the BIC, to be included in this DA. Accordingly this revision of the SOEE and accompanying amendments to the architectural DA drawings seeks to add such works to the DA scope. All amendments are high lit (green) herein for clarity and ease of assessment.

Please note that such amendments have been made in good faith to expedite, as far as possible, assessment of the application. It should be noted that our submission does not imply that we concur with the DPIE assessment of the application. Please refer to the AED response to the DPIE RFI dated 14 September 2022 in relation to the Application for Building Information Certificate No. 03-06-2022, APARTMENT 5, SEQUOIA APARTMENTS, THREDBO.

Based on the assessment presented herein it is requested that expedient consideration be given to this application and consent granted accordingly.

This statement has been prepared by:

A handwritten signature in dark ink, appearing to read 'Glenn Cunningham', with a long horizontal stroke extending to the right.

Glenn Cunningham
Director | Registered Arch # 6415

Format of SEE

This SEE has been prepared pursuant to the Environmental Planning & Assessment Act 1979 and the Environmental Planning & Assessment Regulation 2000.

This SEE reviews the relevant provisions of the relevant Environmental Planning Instruments and Development Control Plans that apply to the property and the proposal.

This SEE includes:

- A comprehensive site analysis.
- An evaluation of the proposal with respect to the matters for consideration outlined under Section 4.15(1) of the Environmental Planning and Assessment Act 1979
- A compliance assessment with respect to the relevant planning instruments (SEPP, LEP, etc), Development Control Plans LEP and other applicable codes and standards.

The contents of this SEE are selected to address the aspects of the applicable planning instruments, DCPs, etc which, in the Authors opinion, are most relevant to the proposed development. Further, this SEE focuses on the provisions within those planning instruments that the Author considers be most relevant to this application. Accordingly, this SEE may not necessarily include an appraisal of every provision, of every planning instrument that may relate to the application.

Accuracy of information

Information incorporated in this SEE and its supporting documentation has been compiled by the author from resources available at the time of this document's preparation. The accuracy of this statement is limited to the accuracy of the resources referenced in its compilation.

Where a matter is deemed to be significant to the assessment of this application, and doubt arises regarding the information contained herein, it may be necessary to conduct further analysis or assessment.

Associated drawings and supporting documents

This SEE is intended to be read and considered in conjunction with other associated documents submitted with this Development Application. Accordingly, this SEE has been prepared with reference to the following drawings and documents:

DWG / DOC REFERENCE	DRAWING OR DOCUMENT TITLE	REV	DATE
DA2-0000	Cover Sheet	03	21.09.2022
DA2-0500	Site Plan	03	21.09.2022
DA2-1000	General Arrangement Plan – Existing & Demolition	03	21.09.2022
DA2-1001	General Arrangement Plan – Proposed	03	21.09.2022
DA2-1002	General Arrangement Plan – Roof Plan	03	21.09.2022
DA2-6400	Stair Well and Handrail	03	21.09.2022

2. The Site & Surrounding Areas

Project Details

The following section provides a description of the existing site and the proposed development:

PROPERTY DETAILS	
Address	15 Diggings Terrace, Thredbo, NSW 2625
Lot # & DP #	Lot 742 DP 1119757
Consent Authority	NSW Department of Planning, Industry & Environment (DPIE)
Zoning	E1 National Parks and Nature Reserves Source: www.planningportal.nsw.gov.au
Current Use	Residential Apartment
Site Area	Aprox 750 m2 Source: Deposited Plan
Frontage	Aprox 21.5m Source: Deposited Plan

APPLICANT DETAILS	
Name	Kent & Desley Walker
Contact	Glenn Cunningham (Architect)P
Address (postal)	C/- H&E Architects
Phone	02 9357 2288
Mobile	0409 343 584
Email	glenn@h-e.com.au
Is the Applicant the Property Owner?	Yes
Owners and/or Body Corporate Consent	The owner has presented their proposed plans to the Body Corporate and have received the Body Corporates approval in principle for the proposed works.

PARTICULARS OF PROPOSAL	
Description of Proposal	<p>The property is a free-standing four storey residential apartment building. The building includes five apartments with undercover car parking. The building is comprised of:</p> <ul style="list-style-type: none">• Ground Level: Undercover Car Parking, Entry and Storage• Level 1: Two apartments (1 and 2)• Level 2: Two apartments. (3 and 4)• Level 3 (attic style): Whole floor penthouse apartment (5). <p>The building is of a "chalet" style. It is predominantly of masonry construction with concrete floors, structural steel roof frame, a metal deck roof and walls comprising stone, masonry and timber cladding.</p> <p>The building is in good condition and is well maintained.</p> <p>This application relates to Apartment 5 on Level 3 only.</p>

PARTICULARS OF PROPOSAL

The proposed works concern the interior of Apartment 5 only.

The proposed works entail a substantial refurbishment of the apartment to replace worn and dated finishes, fixtures and fittings and improve its general amenity. The scope to the proposed works and include:

- Minor reconfiguration of existing, non-structural, framed and plasterboard lined internal walls to:
 - Reconfigure the Kitchen to improve its relationship with the living area and avoid a dangerously low section of ceiling in the north eastern corner of the existing kitchen
 - Redefine the Store area adjacent to the Kitchen to the east. The Store area is designed to better utilise space that has a dangerously low head height which is not effectively incorporated into the Kitchen. Provision is also made to integrate a joinery unit facing the Lounge.
 - Allow for the installation of sideboards in the Corridor for storage whilst increasing the perceived width of the Corridor
 - Relocating the door to Bed 4 so that it does not open directly into the Kitchen.
 - Reconfiguration of the northwest wall of Bed 4 to integrate a robe to Bed 4 and sideboard to the Living area.
- New kitchen fitout including new joinery and appliances
- A new kitchen exhaust designed to discharge immediately through the existing roof. The roof cowl to which will colourbond finished to match the existing roof decking and incorporate dampers for bushfire protection and to avoid drafts when the rangehood is not in use.
- New bathroom fitout incorporating new floor and wall finishes, new joinery, and new fittings and fixtures.
- New floor finishes throughout.
- Patch, repair and new paint finish to existing plaster walls and ceilings.
- New timber (internal) wall cladding to selected walls in the Kitchen, Lounge and Living areas.
- New lighting and electrical fittings throughout.
- New robe and cupboard joinery.
- New internal doors and hardware.
- New balustrade to the entry stair. The new balustrade will replace the existing balustrade. The existing balustrade is non compliant in several respects including, being too low, of non structural construction and it is scalable. The proposed balustrade will rectify these compliance issues and is comprised of a toughened glass balustrade, securely fixed directly to the existing reinforced concrete floor slab. Construction details for the balustrade have been prepared in accordance with a Structural Engineer's advice and a Structural Engineer's certification is provided.
- Reinstatement of existing fire services and compliance testing.
- Note that in the applicant's opinion, including the opinions of the applicant's specialist consultants:
 - The proposed works are not of a structural nature, do not alter any structural members and do not in the load-bearing capacity of the building being exceeded. Refer to the Structural Engineer's report in regard to these matters.

PARTICULARS OF PROPOSAL	
	<ul style="list-style-type: none"> ○ The proposed works (with the exception of the Kitchen range hood discharge are to be undertaken entirely within the strata of the existing apartment. The proposed works are designed to utilise existing services connections, ducts, risers and penetrations. To that end the proposed works do not required any new services penetrations nor modification to any existing penetrations, ducts and/or risers. ○ Save for the minor modifications noted above the proposed works do not alter the layout of the existing apartment. Living, Kitchen, Bedroom and Bathrooms all remain in the same location and of the same size. ○ Bedroom 4 is in the location of an area of the apartment which has effectively been utilised for this purpose previously. This application seeks to formally define this area as Bedroom 4. <ul style="list-style-type: none"> • The proposal will not alter the building footprint, building envelope and will result in no change to the Gross Floor Area of the Building. <p>Please note that the majority of these works are, in fact, complete or substantially complete. The works had been being undertaken as the applicant is of the opinion that according to the State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007: Thredbo Alpine Resort the works ought to be “Exempt” development.</p> <p>The Department of Planning and Environment contend that the works are not “exempt” and the project was subject to a Stop Work Order since the 11th May 2022.</p> <p>Subsequent discussions with the DoPE have lead to a request for information outlined in an email from Mark Willoughby of the Department of Planning and Environment, dated 20th May 2022.</p> <p>In summary the completed and/or substantially complete works are to be the subject of a Building Information Certificate. And the incomplete works subject to a Development Application.</p> <p>Accordingly the Development Application specifically relates to the new balustrade and handrail, and the new Kitchen Ranghood Exhaust.</p> <p>These items have been highlighted in the schedule of works above.</p> <p>Further works have been transferred from the simultaneous BIC application to this DA in response to the DPIE RFI dated 27.07.2022, including colour shading of DA scope added; Water-stops added at wet area entries, Alternate solution to DTS BCA requirements for “Store” added to scope of DA; various compliance upgrades in accordance with the AED Report #12125 dated 15.06.2022 have also been documented.</p>
Permissible Development	This proposal seeks to undertake minor alterations to an existing approved apartment building. Development of this nature is permissible subject to consent.

Location Plans

Region

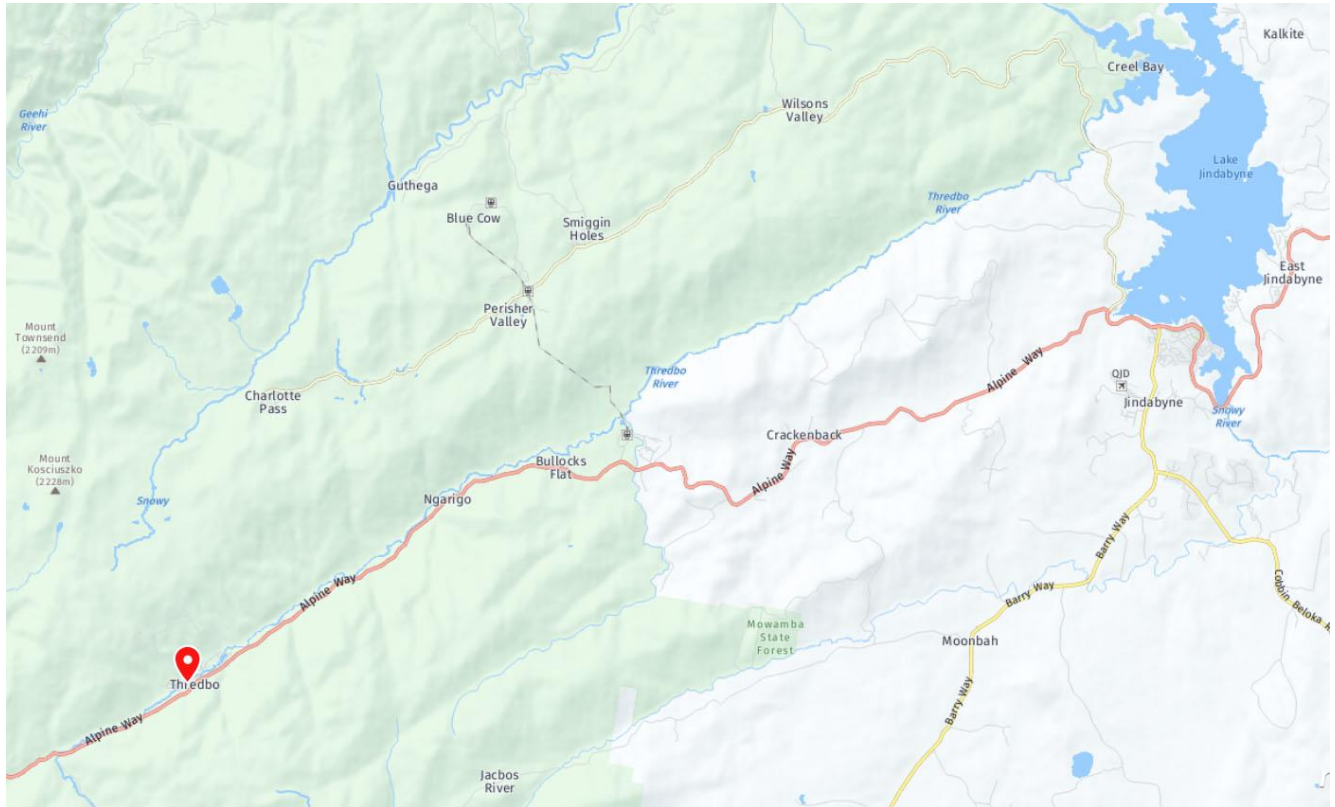


Figure 1: Location Plan [Source: www.nearmap.com]

Locality



Figure 2: Locality Plan [Source: www.planningportal.nsw.gov.au]

Site Analysis

Street Elevation - Existing



Figure 3: Street Elevation Existing [Source: H&E Site Photos]

Site Analysis (Descriptive)

The following section provides an appraisal of the existing site characteristics:

PARTICULARS	
General	<p>The site is located within the Thredbo Alpine Resort.</p> <p>The site is accessed via the Alpine Way and is approximately 30Kms west-south-west of Jindabyne.</p> <p>The site is centrally located within Thredbo Village.</p> <p>Apartment 5 is located on the top level of the Chalet partially built into the pitched roof form in an "attic" style.</p> <p>The apartment enjoys north westerly aspect with view across the valley to the snow fields beyond.</p> <p>There are numerous windows on this elevation and doors which open onto 2 small balconies.</p> <p>Further balconies are located to the southwest and northeast elevations.</p> <p>The apartment enjoys an abundance of natural light from all directions and good natural cross ventilation of the living areas in warmer months.</p> <p>The combination of elevation, aspect, topography, and existing vegetation contribute to establish privacy.</p> <p>The existing building is a take on a traditional "chalet" style, is attractive and contextually appropriate amongst the "village" aesthetic in Thredbo.</p> <p>Vehicular access is made directly off Diggings Terrace to an undercover Car Park positioned at the base of the building.</p> <p>A porte cochere also features at the entry to the site in front of the main pedestrian entry.</p>

RELEVANT PLANNING INSTRUMENTS	
SEPP	State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007: Thredbo Alpine Resort
REP	Not applicable
LEP	Not applicable
DCP	Not applicable
Codes & Policies	Not applicable
Standards	Not applicable

TOPOGRAPHY & LANDSCAPE	
Description	<p>The terrain rises, away from the valley, behind the building towards the south east. The gradient is approximately 1:4.7.</p> <p>The Sequoia building is nestled amongst similar tourist accommodation development from all sides.</p> <p>A variety of established trees are scattered amongst the buildings.</p> <p>The forest to the south east is approximately 120m off the south east site boundary.</p> <p>The centre of the creek in the valley is approximately 130m to the north west of the property boundary.</p>

FUNDAMENTAL PLANNING CONTROLS	
General	Not applicable as the proposal will not alter any fundamental planning controls such as FSR, Building Height, Site Coverage, Setbacks, etc..

OTHER PLANNING IMPLICATIONS	
Bushfire Prone Land	The property is categorised as “Bushfire Prone Land” – Vegetation Category 1 Reference: NSW Planning Portal Refer to the Bushfire Assessment Report included with this application.
Biodiversity	Refer to the assessment following within this SEE. Reference: Biodiversity Values Map
Aboriginal Heritage	Refer to the assessment in accordance with the Due Diligence Code of Practice DECCW 2010 following within this SEE. Reference: www.environment.nsw.gov.au/awssapp/

3. The Proposal

PARTICULARS	
General	<ul style="list-style-type: none">• Enlarge the existing window / door aperture in accordance with structural engineers requirements.• Fit new timber framed French doors with fixed glazed sidelights and enlarged triangular glazed high-light.• New timber framed joinery is to be designed, manufactured and installed in accordance with the relevant provisions of the BCA, tested and approved to comply with the relevant provisions of AS 1530.8.2-2007, AS 3959-2009, AS 3959-2018 and AS1288.• Glaze with clear double glazing in accordance with AS 1288 and paint finish to match existing fenestration.

Environmental considerations

Aboriginal Heritage

Assessment in accordance with the Due Diligence Code of Practice, DECCW 2010 is documented as follows:

ASSESSMENT	COMMENT
Step 1 <i>Will the activity disturb the ground surface or any culturally modified trees?</i>	The works are confined to Level 4 of an existing building and will not disturb the ground surface or vegetation.
<i>AHIP application not necessary. Proceed with caution. If any Aboriginal objects are found, stop work and notify DECCW. If human remains are found, stop work, secure the site and notify the NSW Police and DECCW.</i>	Accordingly it is contested that the proposed works are not anticipated to impact on Aboriginal Heritage in any capacity.

Biodiversity

The Biodiversity Conservation Act 2016, Local Land Services Amendment Act and the Biodiversity Conservation Regulations 2017 came into effect on the 25 February 2018.

With reference to Figure 4 below, which provides an extract from the Biodiversity Values Map, it is clear that the site is not considered to be of high diversity value.

Of further note, the proposed works are minor in nature and will not result in any impacts on native vegetation. Accordingly it is contested that no further assessment be required in relation to Biodiversity.



Figure 4: Extract from the Biodiversity Values Map [Source: NSW Planning Portal]

EP&A Act 4.15(1) Evaluation (previously s 79C)

In accordance with Section 4.15(1) of the Environmental Planning and Assessment Act 1979 the following table provides a summary of what are understood to be the relevant matters which the consent authority should take into consideration in its assessment of this application.

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

- (i) any environmental planning instrument, and*
 - (ii) 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), and*
 - (iii) any development control plan, and*
 - (iiia) 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, and*
 - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*
 - (v) (Repealed)*
- that apply to the land to which the development application relates,*
- (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,*
 - (c) the suitability of the site for the development,*
 - (d) any submissions made in accordance with this Act or the regulations,*
 - (e) the public interest.*

Section 4.15(1)(a)(i) Relevant Environmental Planning Instruments

The only applicable Environmental Planning Instrument to the proposed development and site is State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 (SEPP Alpine Resorts). The relevant clauses contained within SEPP Alpine Resorts are as follows:

Clause 11 - Land Use Table:

The land use table for Thredbo Alpine Resort specifies that 'Tourist accommodation' is permitted with consent. The proposed modification to existing fenestration will not alter the existing (permissible) land use and therefore this application is considered permissible with consent.

Clause 14 - Matters for consideration

REF	MATTERS FOR CONSIDERATION	PROPOSAL	COMP
Cl.14 (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,	The proposed internal renovation of an existing approved apartment is minor in nature and will not result in any impact on the existing natural and negligible impact on the built environment. The proposed works are considered to result in a development that is consistent with the aims and objectives set out in clause 2 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 proposal will not impact on the natural environment and does not require any mitigation measures in respect of environmental hazards.	✓
(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,	The proposal is minor in nature, of no environmental impact and does not alter the use, floor space, occupancy, building envelope or external works in any way. Accordingly it is expected that the proposed modifications to the existing building will not impact on the capacity of the resorts transport system, reticulated effluent system, waste disposal facility or water supply.	✓
(d)	any statement of environmental effects required to accompany the development application for the development,	This SEE satisfies this requirement.	✓
(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 proposal is minor in nature, of no environmental impact and does not alter the use, floor space, occupancy, building envelope or external works in any way. The proposal will not alter the character of the resort and is designed to complement the existing building.	✓

REF	MATTERS FOR CONSIDERATION	PROPOSAL	COMP
(f)	the Geotechnical Policy—Kosciuszko Alpine Resorts (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development	The proposal does not involve any ground works and does not impact structurally on the existing building.	✓
(g)	if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,	As above	✓
(h)	if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,	The proposal does not involve any alteration to existing drainage.	✓
(i)	any visual impact of the proposed development, particularly when viewed from the Main Range,	The proposed works are internal and imperceivable from outside of Apartment 5.	✓
(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 proposal is intended to improve the amenity of the apartment. The apartment is typically well tenanted year round. This improvement may result in a modest increase in year round occupancy. However the proposed works do not alter the capacity of the apartment. Any modest increase in annual occupancy is considered to be negligible in regard to its impact on the village and its utilities.	✓
(k)	Relates to ski lift facilities	Not applicable	N/A
(l)	Relates to the “Perisher Range Alpine Resort”	Not applicable	N/A
(m)	Relates to development in the “riparian corridor”	Not applicable	N/A
Cl.14 (1)	Relates to the management of “riparian land”	Not applicable	N/A

Clause 15 – Additional matter to be considered for buildings

REF	MATTERS FOR CONSIDERATION	PROPOSAL	COMP
Cl.15 (1) (a) – (d)	Relates to building height	Not applicable, as the proposal has no impact on height of the existing building.	N/A
(e)	Relates to the “Perisher Range Alpine Resort”	Not applicable	N/A
(f)	Relates to building height	Not applicable, as the proposal has no impact on height of the existing building.	N/A
(g)	Relates to “Bullocks Flat Terminal”	Not applicable	N/A
Cl.15 (2) (a) – (f)	Relates to building setbacks	Not applicable, as the proposal has no impact on the envelope of the existing building and accordingly no impact on existing set backs.	N/A
Cl.15 (3) (a) – (f)	Relates to landscaped area	Not applicable, as the proposal has no impact on the external works and/or landscaping.	N/A

Clause 26 – Heritage Conservation

The subject site and building is not listed as a heritage item under Schedule 3 of the SEPP. Therefore the ‘Objectives’ under subclause (1) and ‘Effect on Heritage Significance’ and ‘Heritage Impact Assessment’ provisions under subclauses (4) & (5) respectively, do not apply to this application.

Section 4.15(1)(a)(ii) Draft Environmental Planning Instruments

There are no Draft Environmental Planning Instruments that are applicable to the site or proposed development.

Section 4.15(1)(a)(iii) Relevant Development Control Plans

There are no relevant Development Control Plans that are applicable to the site or proposed development.

Section 4.15(1)(a)(iia) Applicable Planning Agreements

There are no Planning Agreements that are applicable to the site or proposed development.

Section 4.15(1)(a)(iv) Regulations

The development application of which this SEE forms part is intended to be prepared and lodged in accordance with the relevant provisions of the Environmental Planning and Assessment Regulation 2000.

Section 4.15(1)(b) Likely Impacts of the Development**Natural Environment**

The proposed development relates to an internal renovation of Apartment 5 on Level 4 only. The proposal is minor in nature, of no environmental impact and does not alter the use, floor space, occupancy, building envelope or external works in any way. In this regard the existing natural environment, characteristic of Thredbo Village will remain unaltered.

Built Environment

The proposal compliments the design of the existing building and will not impact in any detrimental way on the visual character of the village.

Access, Transport & Traffic

The proposal is minor in nature, of no environmental impact and does not alter the existing capacity or use of the site. Accordingly it is expected that the proposal will have no impact on existing access, transport & traffic conditions.

Public Domain

The proposal is minor in nature, of no environmental impact and does not alter the existing capacity or use of the site. Accordingly it is expected that the proposal will have no impact on the existing public domain.

Utilities

The proposal is minor in nature, will not alter the existing capacity or use of the site and is expected to result in no impact on existing utilities.

Heritage

Refer to comment made in relation to Clause 26 of SEPP Alpine Resorts above.

Water

The proposal is minor in nature, will not alter the existing capacity or use of the site and is expected to result in no impact on existing water supply.

Air & Microclimate

The proposal is minor in nature, will not alter the existing capacity or use of the site and is expected to result in no impact on air and micro climate.

Flora & Fauna

The proposal is minor in nature, will not impact on external works and/or existing landscape and accordingly is expected to have no detrimental impact on natural flora and fauna.

Waste

The proposal is minor in nature, will not alter the existing capacity or use of the site and is expected to result in no impact on existing waste management procedures.

Energy

The proposal is minor in nature, will not alter the existing capacity or use of the site and is expected to result in negligible impact on energy consumption.

Noise

The proposal is minor in nature, will not alter the existing capacity or use of the site and is expected to result in negligible impact on noise.

Natural Hazards

The proposal is minor in nature, will not alter the existing capacity or use of the site and there are no known circumstances where the proposal would impact on, nor initiate any natural hazards.

Safety, Security & Crime Prevention

The proposal relates to a single apartment on the top floor of an existing building. The proposal will not impact on existing circumstances associated with safety, security & crime prevention.

Social & Economic Impacts in the Locality

The proposal relates to a single apartment on the top floor of an existing building. The proposal will not impact on existing social and economic impacts in the locality.

Cumulative Impacts

The proposal is minor in nature, will not alter the existing capacity or use of the site. Accordingly the impacts of the proposal are negligible, the minor impacts in improved amenity for the apartment and visual appearance are considered a net positive and in no way result in any cumulative detriment.

Section 4.15(1)(c) Suitability of the Site for the Development

The site is considered suitable for the proposed development.

Section 4.15(1)(d) Submissions

Section 79C Parts (D) and (E) of the Act requires that public submissions be invited in accordance with the provisions of the Act. The Consent Authority is required to assess submissions made in accordance with the provisions of the Act following notification and exhibition.

Section 4.15(1)(e) The Public Interest

The assessment herein demonstrates that the proposal is consistent with the objectives of the relevant planning instruments and will not result in any detrimental environmental impact. Accordingly the development is considered to be in the public interest.

5. Conclusion

This SEE has considered the proposal in regard Section 4.15 of the EP&A Act, 1979, State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 and the Biodiversity Conservation Act, 2016.

The proposal is considered to be consistent with the aims and objectives of these planning instruments as has been articulated in the contents of this SEE and by review of the supporting documentation submitted with this application.

This application relates to Apartment 5 on Level 3 only, where it is proposed to undertake internal refurbishment works only. The proposal is intended to improve the amenity of the apartment (natural light) and enhance views across the valley to the snow fields beyond.

The proposal will not alter the building footprint or building envelope in any way.

In summary this assessment of the potential environmental impacts of the development concludes that the proposed development:

- Is consistent with the relevant objectives of the planning standards which are applicable to the application.
- Is of no adverse impact; and
- Is of a type, scale and bulk that is consistent and complimentary to the established pattern of development within its context.

Based on the assessment presented herein it is requested that expedient consideration be given to this application and consent granted accordingly.

Should there be any comments or queries in relation to any aspect of this application please do not hesitate to contact H&E Architects.

6. Appendix

Appendix A: Definitions and Abbreviations

TERM &/OR ABBREVIATION	EXPLANATION
Amenity	Created by features of a place or locality that would generally be considered to contribute to the quality of the place or locality.
ARI	Average Recurrence Interval. The statistical likelihood of a storm event of at least a designated average rainfall intensity occurring. The probability is a long term average, and not a period between events (eg. 10 years ARI indicates 10 events over 100 years).
BASIX	Building Sustainability Index (for more information refer to www.basix.nsw.gov.au)
BCA	Building Code of Australia
Building Envelope	The Spatial volume created by the combination of height, setback and/or other related development standards that defines the maximum extents of built form on a particular site.
Built Upon Area	The area of a site containing any built structure.
Bushfire Prone Land	Bushfire prone land is designated by the Local Authority (subject to the approval of the NSW Rural Fire Service) and is identified on a map or plan prepared by the Local Authority.
Character	The expression of qualities that distinguish a place or locality from another.
Conservation Area	An area of heritage significance designated by the Local Authority.
DA	Development application
DCP	Development Control Plan
Development	In brief, the erection of any building, the carrying out of any work in, on, over or under the land, the use of the land or building or work thereon and the subdivision of land.
Development Standards (or Controls)	Provisions in an Environmental Planning Instrument (SEPP, REP, LEP or DCP) which specify requirements that a particular development should achieve.
Dwelling	A room or suite of rooms occupied, used, constructed or adapted so as to be capable of being occupied or used as a separate domicile.
Dwelling House	A dwelling on a single allotment of land.
Ecologically Sustainable Development (ESD)	Development that uses, conserves and enhances the community's resources so that ecological processes, on which life depends, are maintained and the total quality of life now and in the future can be increased. (Source: National Strategy for Ecologically Sustainable Development, 1992)
Environment	The conditions and influences under which any species lives or develops. The environment may be natural, built or social.
FSR	Floor Space Ratio, the ratio of GFA to site area.
FSR	Floor space ratio (refer to definition in the relevant planning instrument but typically the ratio of GFA to Site Area)
GFA	Gross floor area (refer to definition in the relevant planning instrument)
Ground Level (Existing)	The current ground surface level of the site as existing at the time of preparation of this application.
Ground Level (Natural)	The ground level that could reasonably have been anticipated to have existed prior to development.
Ground Level (Proposed)	The finished ground level proposed prior to completion of the development subject to this application.

TERM &/OR ABBREVIATION	EXPLANATION
Habitable Room	A room (other than a bathroom, laundry, water closet or the like) that is designed, constructed or adapted for the activities normally associated with domestic living.
Height	In relation to a building may be measured to the top of the roof or underside of ceiling (refer to definition in the relevant planning instrument) and is the distance measured vertically from any point to the existing ground level immediately below that point.
Heritage Item	A building, work, relic, tree or place of heritage significance as designated by the Local Authority.
Impervious	In relation to a surface, a material that does not allow water to pass through to the ground below.
Landscape Area (Hard)	All paved outdoor areas (eg. decks, driveways, pools and tennis courts) which form part of the built upon area.
Landscape Area (Soft)	Area planted with gardens, trees, lawns and including remnants of the natural landscape.
LEP	Local Environmental Plan
Living Areas	Rooms and areas used for normal domestic activities, such as lounge room, family room, study or dining room, and excluding non habitable rooms and bedrooms.
Locality	The area within the vicinity of a site in which it would generally be considered that the site contributes to the character and impacts upon the environment in that area.
LPI	Land and Property Information NSW
North	The direction of "true solar" north varies from "magnetic" north depending upon geographic location. With respect to "solar orientation" for the purpose of this document a reference to "north" refers to "true solar" north and not "magnetic" or "compass north".
OSD	On-site Detention. OSD restricts stormwater runoff from a site by storing surface flows from paved and roofed areas and controlling the outflow.
Private Open Space	An area of land, balcony or roof terrace suitable for the private outdoor living activities of the occupants of a dwelling.
Public Space (or Place)	Includes roadway, public reserve, national park, waterway or other open space accessible to the general public.
REP	Regional Environmental Plan
Roof Height	(refer to definition in the relevant planning instrument)
SEPP	State Environmental Planning Policy
Setback	The distance between the boundary of a site and the external wall of a building.
Site	Refers to the property which is the subject of this SEE as described in the Project Details within this SEE.
Site Area	The area of land contained within the title boundaries of the site.
Site Coverage	(refer to definition in the relevant planning instrument)
SEE	Statement of Environmental Effects
HIS	Heritage Impact Statement
Storey	(refer to definition in the relevant planning instrument)
The property	Refers to the property which is the subject of this SEE as described in the Project Details within this SEE.
Amenity	Created by features of a place or locality that would generally be considered to contribute to the quality of the place or locality.