
Statement of Environmental Effects (SEE)

Snowbird Lodge - Lot 23 DP756705 Charlotte Pass Village, NSW

Alterations to Commercial Kitchen - November 2022



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 22/16022

Granted on the 27 April 2023

Signed M Brown

Sheet No 1 of 5

Project Description

This Statement of Environmental Effects (SEE) is to accompany Snowbird Lodge's Development Application (DA) to the NSW Department of Planning & Environment. Snowbird lodge is an existing dwelling situated in the locality of Charlotte Pass. It's sub-lease is held by Charlotte Pass Snowbird PTY LTD as trustee for Charlotte Pass Snowbird Unit Trust. This sub-lease allotment is legally referred to as Lot 23 DP 756705 Charlotte Pass.

The proposal seeks approval to undertake alterations to improve the facilities of the lodge's commercial kitchen and to comply with the current Food Standards Code. The proposed alterations include

- relining tiled or un-sealed walls with stainless steel
- replacing all wood shelving with stainless steel
- installation of a floor waste - (into grease trap)
- upgrading kitchen floor with commercial grade vinyl flooring with coved edge
- installation of a combination oven to replace existing gas oven

These proposed alterations will not change the commercial kitchen's floor plan or area.

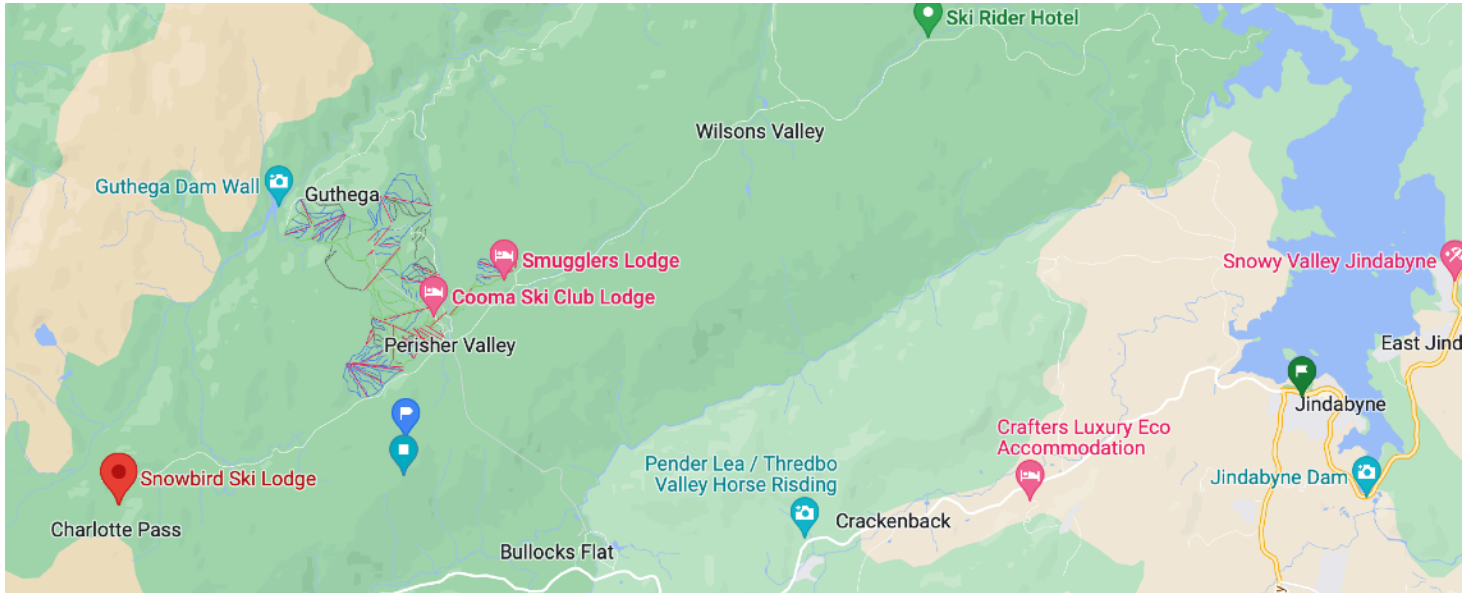


The purpose of this SEE is to:

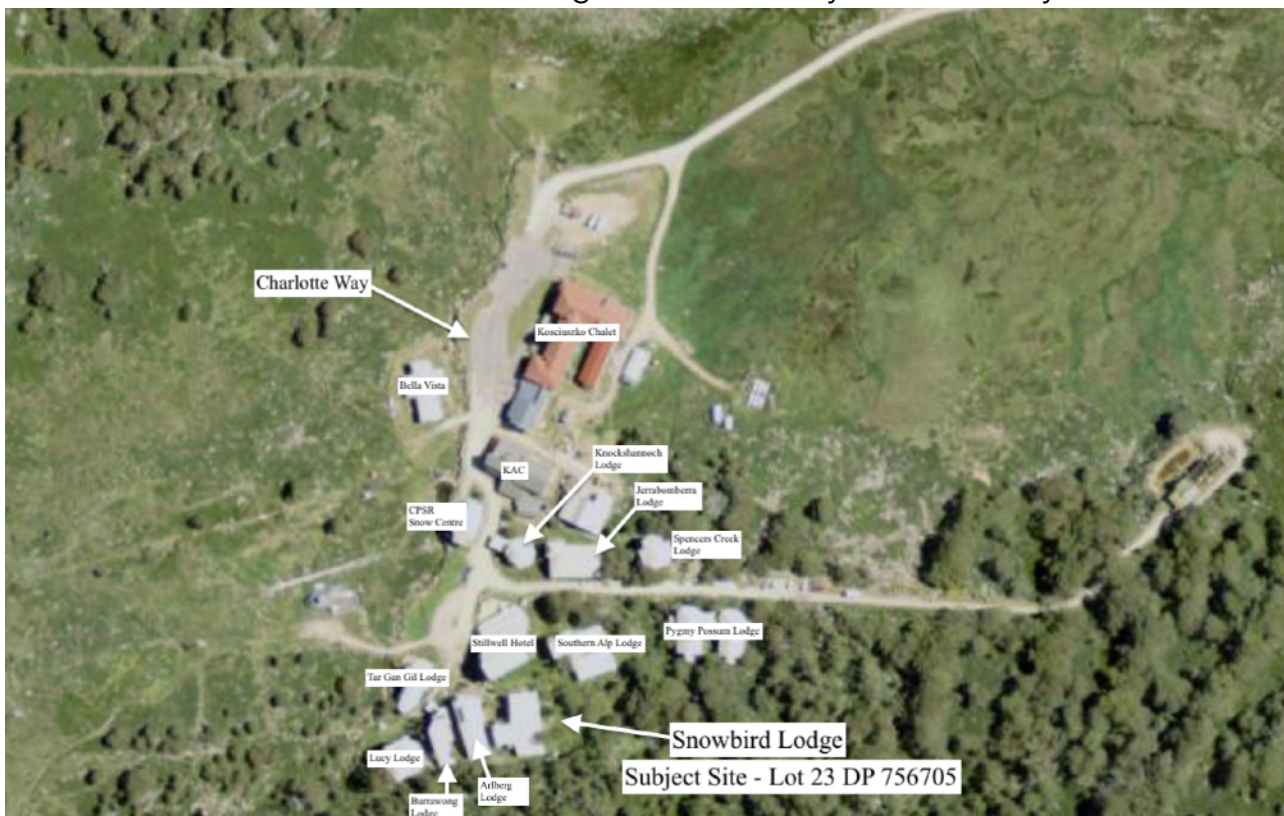
- describe the land to which the DA relates
- describe the proposed development
- define the statutory planning framework within which the DA is to be assessed and determined; and
- assess the proposed development against the matters for consideration listed under the Environmental Planning and Assessment Act, 1979 (EP&A, 1979). This report has been prepared in accordance with the Environmental Planning and Assessment Regulations 2021.

Locality & Site

The site of Snowbird Lodge is located within the locality of Charlotte Pass. Charlotte Pass is accessible from Kosciuszko Road. Charlotte Pass is 8km from Perisher Valley, 40kms from Jindabyne and sits within the Kosciuszko National Park.



The subject site is known as Snowbird Lodge and is on it's own sub-leased allotment within Charlotte Pass Village. It is legally referred to as Lot 23 DP756705 Charlotte Pass. The existing property is licensed to contain a maximum of 48 guests for the purpose of tourist accommodation. Snowbird Lodge is accessible by Charlotte Way.



Environmental Planning Assessment

The applicable Environmental Planning Instrument is the State Environment Planning Policy (Precinct - Regional), 2021, specifically Chapter 4 - Kosciuszko National Park and alpine resorts. All relevant clauses contained in the Precinct-Regional SEPP 2021 are addressed below.

The Land Use Table of Section 4.2 - Charlotte Pass Alpine Resort specifies development for tourist accommodation purposes to be permitted with consent. Snowbird Lodge's proposed alteration are for the purpose of tourist accommodation and therefore permissible with consent.

State Environmental Planning Policy (Precinct-Regional) 2021 - Section 4.12

Section 4.12 - Matters to be considered by consent authority

(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–

(a) the aim and objectives of this Chapter, as set out in section 4.1,	The proposed alteration have been designed to minimise any effect to the natural environment and are to meet Food Safety Standards. The work to be undertaken for the proposed alteration to the commercial kitchen will be inline with the aims and objectives of section 4.1
(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),	No extra measures to mitigate environment hazards are proposed thus no effect on the conservation of the natural environment will occur.
(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–	The proposed development will not alter the floor plan or floor area meaning there will be no increase in daily usage, reticulated effluent, waste or water. Thus no impacts on the below clauses.
(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 Chapter applies to cater for peak loads generated by the development,	

Section 4.12 - Matters to be considered by consent authority

(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,	
(d) any statement of environmental effects required to accompany the development application for the development,	This Statement of Environmental Effects satisfies this.
(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 development will not alter the character of the Charlotte Pass Alpine Resort and will be completed only to upgrade the lodges existing commercial kitchen.
(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,	Due to the limited size and scope of this development there will be no earthworks or increase in building weight. Meaning no foreseeable geotechnical issues.
(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,	This development is reasonably small and will not significantly increase activity within the alpine resort in question - Charlotte Pass Alpine Resort
(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort	Not Applicable
(i) the capacity of existing infrastructure facilities, and	Not Applicable

Section 4.12 - Matters to be considered by consent authority

(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–	Not Applicable
(i) the document entitled Perisher Range Resorts Master Plan, as current at the commencement of this Chapter, 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 Chapter, that is deposited in the head office of the Department,	
(m) if the development is proposed to be carried out on land in a riparian corridor–	Not Applicable
(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.	
(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,	Not Applicable
(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,	Not Applicable
(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

State Environmental Planning Policy (Precinct-Regional) 2021 - Section 4.13

Section 4.13 - 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, b, c, d, e, f, g : NOT APPLICABLE

(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, b, c, d, e, f : NOT APPLICABLE

(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, b, c, d, e, f : NOT APPLICABLE

Other Applicable Planning Agreements

There are no applicable Draft Environmental Planning Instruments, Development Control Plans, or Planning Agreements.

This report has been prepared in accordance with requirements contained within the Environmental Planning and Assessment Regulations 2021.

Site Environmental Management Plan

Lot 23 DP756705 - Snowbird Lodge

Introduction

Environmental management will be required during the proposed alterations at Snowbird Lodge, however minimal.

Access/Vehicle Parking

All work vehicles will access the lodge from Charlotte Way via the Kosciuszko Road. All vehicles will be facilitated in the existing parking area below the lodge. Due to the nature of the work proposed most separate trades won't overlap thus minimising vehicle parking requirements.

Material Storage

All materials will be stored within the existing establishment of Snowbird Lodge and transported from the vehicles via the usual lodge's ingress/egress points.

Waste Management

The following guidelines will be complied with to ensure effective waste management.

- Wherever possible the proposed design and processes will reduce, reuse and recycle waste.
- Any wood material removed will be transported off site and recycled at Snowbird club member's Jindabyne home.
- All other building material waste will be removed and disposed of at Jindabyne tip. All loads will be correctly covered to avoid loss of waste during travel.
- All tradespeople's personal rubbish (food etc) will be correctly disposed of in Charlotte Pass Village's garbage facilities.
- All trades people will be required to keep a clean site along with completing all work within the interior of the Lodge. This will allow for a simpler clean up and no effects on the surrounding environment.
- The proposed worksite will be left in a clean state upon completion of project.

Construction Hours

All work will be completed within 8am-5pm Monday - Saturday and be finished before April 2023.

Air Pollution

There is no foreseeable air pollution increase as a result of this proposed development.

Fuels and Chemicals

There is no requirement for storage of fuel or chemicals on the premise during the proposed alterations.

Emergency Procedures

The following emergency response contact details are provided in case of an emergency:

Ambulance, Police & Fire - 000

National Parks & Wildlife Service -

Perisher Office 02 6457 4444 (Mon-Fri 8.30am-12/1pm-4.30pm)

Jindabyne Office 02 6450 5600 (Everyday 8.30-4.30pm)

Live Traffic NSW 24hr Incident Reporting Line - 131 700

Live Traffic NSW Road Closures - 132 701

Environmental Protection Authority (NSW EPA) - 131 555

Geotechnical Considerations

Due to the limited size and scope of the proposed alterations to Lot 23 DP756705's commercial kitchen we ask for an exemption from the Department in relation to geotechnical review.

Conclusion

The proposed alterations to the existing commercial kitchen of Snowbird Lodge - Lot 23 Dp 756705 will improve the tourist accommodations facilities without effecting the surrounding natural and built environment of the Charlotte Pass Alpine Resort area. Along with improving the facilities the proposed alterations are recommended by the National Park & Wildlife Service's Environmental Health Officer to meet the current Food Standards Code.