

JUNE 2021

Project: RAN

Maco Project Design PTY LTD

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STATEMENT OF ENVIRONMENTAL EFFECTS

THREDBO ROYAL AUSTRALIAN NAVY LODGE- SEE - REPORT

LOT 92 Bobuck Lane Thredbo

STATEMENT OF ENVIRONMENTAL EFFECTS

REDVELOPMENT OF RAN SKI LODGE LOT 92, BOBUCK LANE, THREDBO KOSCIUSZKO NATIONAL PARK

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Principal

JUNE 2021

Project:

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1. INTRODUCTION

1.1 Executive Summary

Maco Project Designs PTY LTD has been engaged to prepare a Statement of Environmental Effects to accompany a Development Application (DA) to the NSW Department of Planning and Infrastructure.

This application relates to a property known as 'RAN SKI LODGE', located at Lot 92, Bobuck Lane, Thredbo, within the Kosciuszko National Park.

The site comprises an existing club lodge comprising of sixteen (16) rooms, including a manager flat with a maximum accommodation capacity of thirty-five (35) beds.

The proposal seeks consent for the redevelopment of the west side of the club lodge with the same number of rooms but adding an ensuite to each room to provide better facilities for club members accommodation. The capacity of the building will be 35 beds in total. The redevelopment will also include underground garage and storage space. Along with a lift for greater accessibility.

A detailed description of the proposal is provided in Section 3 of the report.

The purpose of this SEE is to:

- describe the land to which the DA relates.
- describe the form of the proposed works.
- 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 Section 79C(1) of the Environmental Planning and Assessment Act, 1979 (EP&A Act, 1979).

The report has been prepared in accordance with the requirements of Schedule 1 of the Environmental Planning and Assessment Regulations 2000.

2. THE LOCALITY AND THE SITE

2.1 The Locality

The subject site is located within the Thredbo Alpine Resort, approximately 30kms from Jindabyne. Access to the resort is achieved via the Alpine Way.

The location of Thredbo is illustrated in context with the regional locality below:

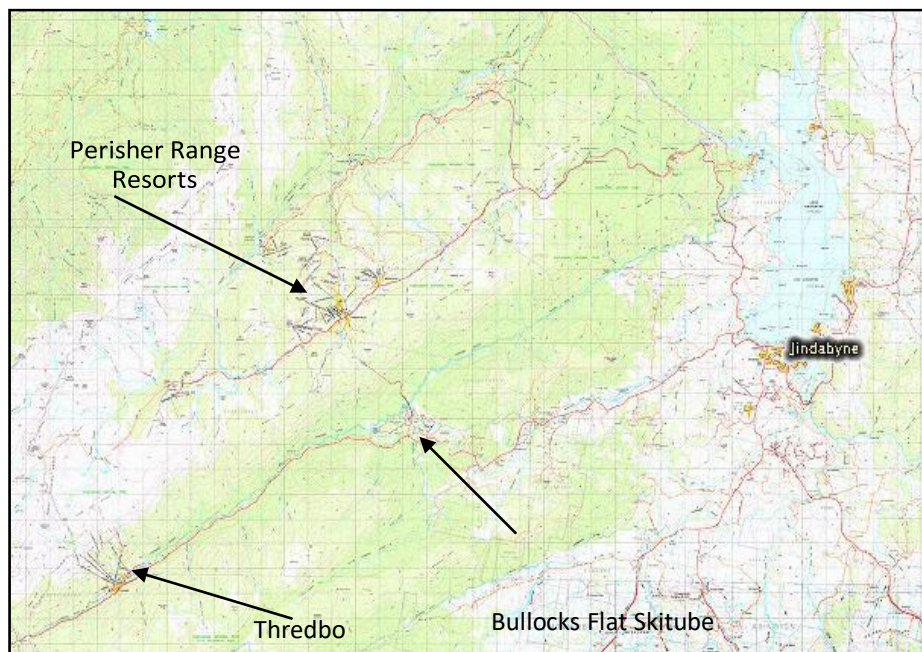


Figure 1: Context of the site within the Region



Figure 2: Context of the site within the resort

2.2 The Site

The subject site is located within the central core of Thredbo Village and is accessed by Bobuck Lane off Friday Drive. The site is located towards the bottom of the village close to Friday drive and the fire station. It is located adjacent to the thredbo fire station to the north and house of Ullr to the west.

A public staircase and footpath runs along both sides of the building leading to Bobuck lane and the rear end of the building.

The site is identified in figure's 3-4 below:

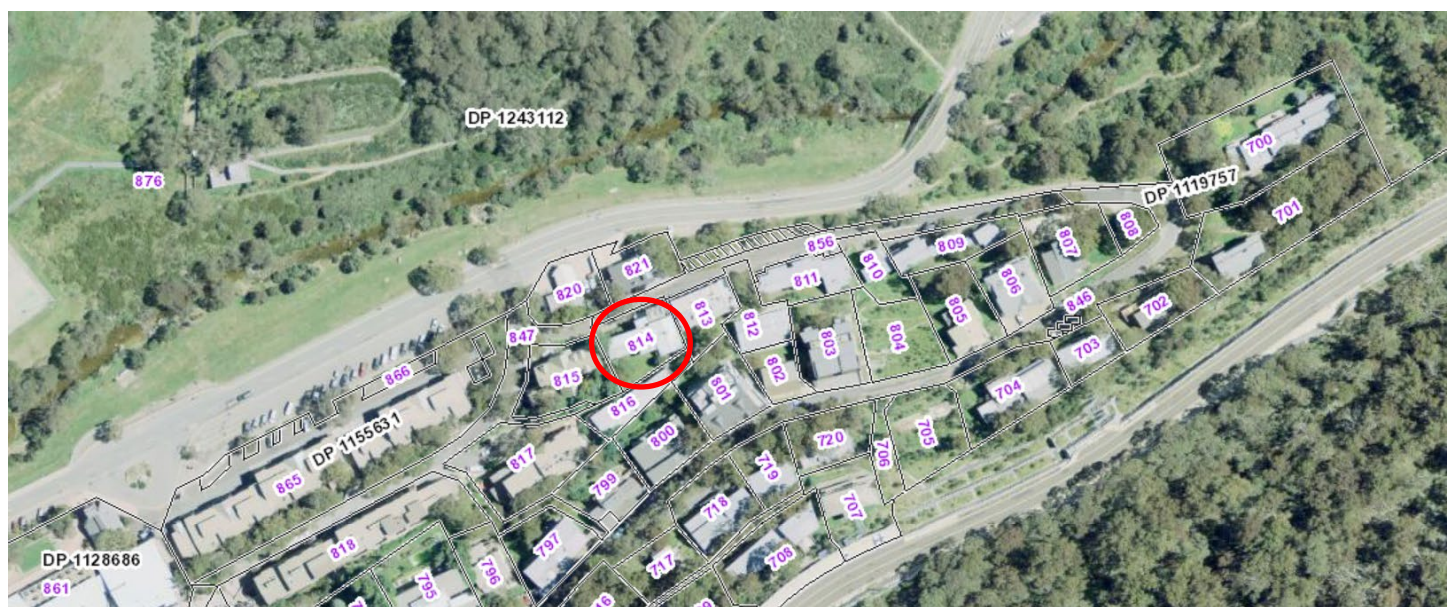


Figure 3: Context of the site within the locality



Figure 4: Location of the subject site in relation to the adjoining sub-lease allotments

As illustrated in figure 4 above, the site is square in shape with a short eastern side which backs onto the neighboring lot and is 649m² in size.

A footpath is located on both the eastern and western sides of the building which leads to the northern side of Bobuck Lane. Both pathways lead to external staircases that provide access into the building on all levels.

The existing building on the site includes a three-story timber constructed club lodge comprising of small rooms and communal areas with Sixteen (16) rooms in total and a maximum bed capacity of thirty-five (35) beds.

Vegetation on the site comprises of a Garden bed in the front of the building and 3 trees on site. 1 of the trees needs to be removed from the south side of the site.

Vehicle access to the site is via Bobuck Lane and through 2 existing car parks at the front of the building.

3. DESCRIPTION OF THE DEVELOPMENT

3.1 Purpose of the Development

The purpose of the development is to change the use of the building from small uncomfortable rooms to larger more habitable rooms with their own ensuites and to renovate the shared areas to create a more modern comfortable stay for club members accommodation. The number of rooms and beds in the lodge will be the same however the rooms will be bigger and more modern and will capture more natural sunlight with larger north facing windows that also take advantage of the views. The east side of the building will remain the same and includes a kitchen, dining and living area.

The intent of the design for the lodge is to create bigger and more comfortable space for guest members. The redevelopment will consist of a bigger managers apartment, more storage for baggage and ski equipment and an upgrade of all circulating spaces to create comfort and accessibility.

To improve the access and car parking arrangement at the site, an underground garage and more car spaces will be added. The basement car park will provide protection for guest vehicles during winter and also a disabled parking space.

The change of accommodation from small, constricted rooms to spacious rooms with ensuite is consistent with the market trend over the past decade within Thredbo and resort communities elsewhere, where demand for larger rooms with private bathrooms has been increasing.

3.2 General Description

The proposed development will incorporate fourteen (14) rooms, with one (1) manager room and an apartment comprising of two (2) bedrooms, one (1) bathroom and a kitchen and living area. Each bedroom comprises of its own ensuite.

A breakdown of each of the room with the number of beds allocated is provided below:

Ground floor level	Room 1: 2-bedroom Apartment: 4 beds
	Room 2: Managers Res: 1 bed
First Floor Level	Room 3: 2 beds
	Room 4: 2 beds
	Room 5: 3 beds (accessible room)
	Room 6: 2 beds
	Room 7: 2 beds
	Room 8: 2 beds
	Room 9: 2 beds
Second Floor Level	Room10: 2 beds
	Room 11: 2 beds
	Room 12: 2 beds (accessible room)
	Room 13: 3 beds
	Room 14: 2 beds
	Room 15: 2 beds
	Room 16: 2 beds

The existing driveway and parking area will be modified and will include a new underground garage with three (3) parking spaces as well as two (2) parking spaces out the front of the lodge for drop off bays.

As part of the redevelopment of the existing lodge to bigger rooms with ensuite, the development will incorporate the following external additions and alterations identified below:

Basement level:

- New underground basement garage that includes two (2) car spaces and a disabled park.
- Rock wall finish that extends from the ground to level one (1)
- Brand new landscaping staircase on the west side of the building.
- New entrance lobby into the new lift including airlock for better protection from the weather.
- Remove existing entry on the northern side of the building.

Ground floor:

- New balcony that provides private outdoor space to the apartment and the managers room located on the north side of the building.
- Larger windows and sliding doors throughout the bedrooms to capture natural light and views.
- New wall claddings with lower maintenance.
- New galvanized steel staircase on right-hand side of the building for fire escape. To Australian Standards.
- Large storage room and reception/office
- Undercover storage area behind office

Upper floors:

- Install new triple glazed windows to all bedrooms and living areas to allow for more sunlight into the rooms.
- Lift access to all levels
- Wider corridors for access and egress
- Larger bedroom spaces
- Private ensuite to all rooms

The proposed colors and materials are notated on the plans separately. A 3D model of the proposed redevelopment is provided in figure 5 below.

Figure 5: 3D model of the proposed redevelopment



4. ENVIRONMENTAL PLANNING ASSESSMENT

4.1 SECTION 79C(1)(a)(i) – 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 addressed below:

Clause 11 - Land Use Table:

The land use table for Thredbo Alpine Resort specifies that 'Club accommodation' is permitted with consent. The proposed redevelopment of the existing club lodge to remain the same but include ensuites in each room, still for the purposes of club members accommodation and is therefore permissible with consent.

Clause 14 - Matters for consideration:

Matter for Consideration	Response
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,	<i>The proposed redevelopment of the lodge to larger rooms with ensuite and associated additions and alterations have been designed to ensure impacts on the natural and built environment are minimal. The upgrade of the building including the new colour and material scheme, provision of improved vehicle access and on-site parking are all positive and overall are considered to result in a development that is consistent with the aims and objectives set out in clause 2 of the SEPP.</i>
(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),	<i>The proposed additions and alterations are predominantly contained within the existing building footprint however major structural retaining walls are proposed to allow for the new underground basement/garage and new lift shaft. The development team has engaged JK Geotechnics to undertake geotechnical inspections and assessments and provide guidance to the structural engineer. The retaining walls have been designed in accordance with these findings.</i>

<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> <ul style="list-style-type: none"> (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, 	<p><i>The proposed development will remain the same amount of bed spaces being used in the lodge as is.</i></p> <p><i>The purpose of the new development will allow for a larger capacity for transport during the peak days.</i></p> <p><i>The peak loads of the development will not change in size due to the number of beds being the same. Therefore the current reticulated effluent management system will also stay the same.</i></p> <p><i>The current existing waste disposal facilities will remain the same capacity but will be relocated to the external bin store.</i></p> <p><i>The current water supply will cater to the proposed development as the number of beds stays the same.</i></p>
<p>(d) any statement of environmental effects required to accompany the development application for the development,</p>	<p><i>This Statement of Environmental Effects satisfies this sub-clause.</i></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><i>The proposed additions and alterations will enhance the overall amenity of the building. The selection of the materials and colors has been chosen to ensure that the building relates to the natural tones of the surrounding environment and character of the village.</i></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 arising in relation to the development</p>	<p><i>The subject site is located within the ‘G’ line. A separate Geotechnical Report and Form 1 or alternatively a Form 4, depending on the relevant Engineer’s determination and certification will be submitted with the DA in accordance with the Policy.</i></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><i>The proposed additions and alterations will require major earthworks, which will be appropriately controlled through the measures identified in the Site Environmental Management Plan provided in Appendix B.</i></p>
<p>(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,</p>	<p><i>The proposed works will alter the existing stormwater drainage systems on the site or adjacent and has been designed to minimize ground water both above and below ground.</i></p>
<p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range,</p>	<p><i>The proposed additions and alterations will improve the overall amenity of the building and are not expected to generate any negative visual impacts.</i></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><i>The proposed development of the lodge will allow for better facilities for summer sports as well as winter sports by adding more parking and storage for equipment such as bicycles.</i></p>

(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,	<i>Not applicable.</i>
(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,	<i>Not applicable.</i>
(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.	<i>The proposed development is not located within a riparian corridor, with the Thredbo River being located more than 50m to the north on the other side of Friday Drive.</i>
(2) The long-term management goals for riparian land are as follows:	
(a) to maximize 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.	<i>Not applicable.</i>
(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,	<i>Not applicable.</i>
(c) to minimize soil erosion and enhance the stability of the banks of watercourses where the banks have been degraded, the watercourses have been channelized, pipes have been laid and the like has occurred.	<i>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 clause 5.	

Clause 15 – Additional matters to be considered for buildings.

Matter for Consideration	Response
(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	<i>The proposed additions and alterations will increase the overall height of the existing building by approximately 1300mm. This is required to allow for the new lift shaft overrun to be enclosed under the new roof which will look more appealing to the lodges behind and uphill of RAN Lodge.</i>
(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	<i>As the proposed works are close to the existing building envelope, the proposal will not generate any further impacts in relation to solar access or views as demonstrated in the shadow diagrams.</i>
(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	<i>Not applicable.</i>
(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	<i>Not applicable.</i>
(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.	<i>Not applicable.</i>
(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	<i>The proposed building works will not encroach within any existing established setbacks and the building has been designed to follow the existing front setback line.</i> <i>The west wall of the proposed new building will be the same setback as the existing building on a angle with the smallest point 1365mm.</i> <i>However the structural retaining wall will be a distance of 408mm at its closest point.</i> <i>The rear setback is proposed to move back by 5300mm on the south west corner but will be inline with the existing building on the South east corner.</i> <i>The east side setback is the remain the same.</i> <i>The front setback will also be the same as the existing building.</i>
(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	
(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.	
(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 maximize its natural visual amenity, for the benefit of visitors and natural ecosystems, and	<i>The proposed additions and alterations will not impact on the existing landscaping on site as they are located on areas previously disturbed.</i> <i>The proposed alterations will include an open outdoor space on the ground floor accessible from the apartment and the manager’s room.</i> <i>The proposal will have a landscape strip on the west side which will include landscape stairs and native planting.</i>
(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.	
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4.2 SECTION 79C(1)(a)(ii) – DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

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

4.3 SECTION 79C(1)(a)(iii) – DEVELOPMENT CONTROL PLANS

There are no Development Control Plans applicable to the Kosciuszko Alpine Resorts under State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

4.4 SECTION 79C(1)(a)(iiia) – PLANNING AGREEMENTS

There are no Planning Agreements applicable to the Kosciuszko Alpine Resorts under State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

4.5 SECTION 79C(1)(a)(iv) – REGULATIONS

The development application has been made in accordance with the requirements contained in Clause 50(1A) of the Environmental Planning and Assessment Regulation 2000.

4.6 SECTION 79C(1)(b) – LIKELY IMPACTS

Natural Environment:

Impacts on the natural environment will be minimal, as the additions and alterations proposed for the development have been sited on areas previously disturbed with only the rear of the building being extended approx. 2400mm. The extension will impact only one tree that needs to be removed.

Built Environment:

The proposed additions and alterations will provide an opportunity to not only repair and maintain the building but improve the overall appearance of the building by providing a new roof, re-cladding or painting the entire building and providing a range of modern architectural materials that add interest to the façade.

The overall changes to the built environment by the proposed additions and alterations are considered positive.

Social and Economic impacts in the locality:

The proposed redevelopment of the lodge into large bedrooms with private ensuites and associated additions and alterations have been designed to minimize any amenity impacts on the neighboring properties and are not expected to generate any negative social or economic issues, while providing greater amenity to the guests of the building.

The proposed works will result in the building being significantly improved, updated and maintained with the investment in the building resulting in a positive economic impact with several short-term construction jobs being generated.

4.7 SECTION 79C(1)(c) – SUITABILITY OF THE SITE

The subject site and building lend the building footprint and envelope to be similar to before therefor requiring no significant works outside the current building footprint or envelope. A small extension of the building to the rear of approx. 2400mm on the ground level will provide the additional space required for the upgrades and will not impact the neighboring properties as they are around 10m away.

4.8 SECTION 79C(1)(d) – SUBMISSIONS

The consent authority may choose to notify surrounding sub-lessees, and any submission made will be required to be appropriately considered.

4.9 SECTION 79C(1)(e) – THE PUBLIC INTEREST

The proposed additions and alterations are within the interest of the public, as they will result in a significant improvement to the building regarding aesthetics and overall amenity without generating any negative impacts on the environment.

The above assessment has demonstrated that the proposal satisfies the objectives and relevant clauses prescribed under State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

Consequently, the proposed development is considered to be within the public interest.

5. CONCLUSION

The proposed development has been considered in regard Section 79C of the EP&A Act, 1979 and State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

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

Redeveloping the existing lodge into larger bedroom with ensuite provides an opportunity to substantially upgrade the building both internally and externally, improve the access and car parking and improve the overall amenity and fire safety of the building for its occupants.

The proposed additions and alterations will result in a development that appropriately responds to the site, its locality and the character of the immediate and surrounding area.

APPENDIX A

PHOTOGRAPHS

Image 1: the front left hand side of the RAN navy lodge.



Image 2: front right-hand side of RAN navy lodge. Viewing the Entrance way and car parking.



Image 3: front right-hand side of RAN navy lodge view from bobuck lane



Image 4: right hand side external staircase looking towards bobuck lane from level 2



Image 5: right hand side external staircase from fist level looking towards Bobuck Lane.

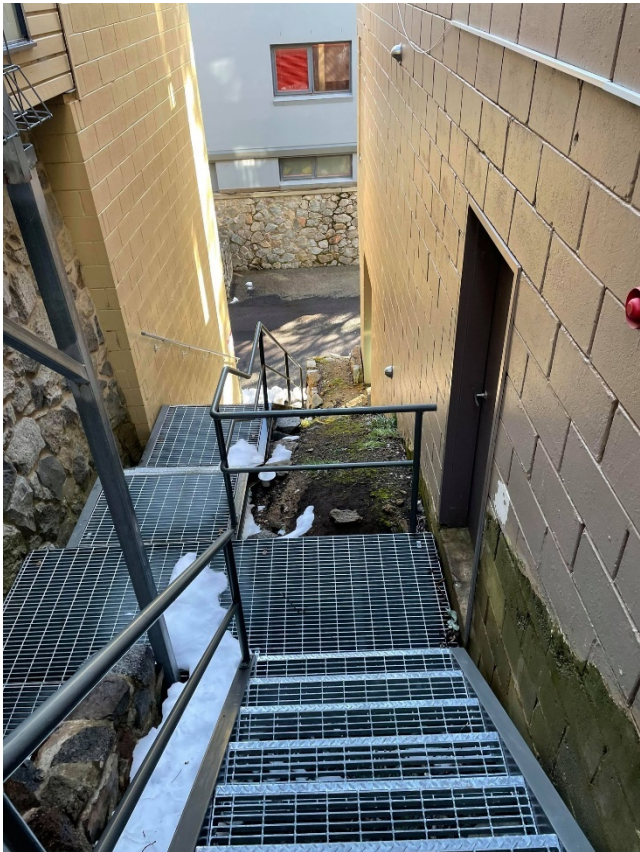


Image 6: ground floor from external staircase looking towards Bobuck Lane and view of Thredbo fire station.



Image 7: rear left-hand side of rand navy loge and neighboring property



Image 8: Rear right-hand side of RAN navy lode



*Image 9: right hand side staircase looking towards
The rear of the property from Bobuck Lane*



*Image 10: left and external staircase looking
towards the rear of the property from
Bobuck Lane*



APPENDIX B

SITE ENVIRONMENTAL MANAGEMENT PLAN

APPENDIX B

SITE ENVIRONMENTAL MANAGEMENT PLAN

Redevelopment of RAN Ski Lodge, Thredbo

1. Introduction

The proposed development with respect to site and construction management can be split into two stages with the demolition and redevelopment of the west wing as Stage 1 and with the refreshing of the east wing of the lodge undertaken as Stage 2.

Stage 1 will require major structural works and excavations and therefore a strict management control plan will be required by the principal contractor prior to commencement.

The following report accompanies plan A501 Environmental Plan prepared by Maco Project Designs which identifies the appropriate location (and methods) for sediment controls, site fencing, construction vehicle parking, material storage, stockpiling, site shed and waste management receptacles.

2. Sediment Control Management

A standard sediment fence at the base (low side) of the driveway upgrade works will need to be installed as illustrated in figures 1 & 2 below.

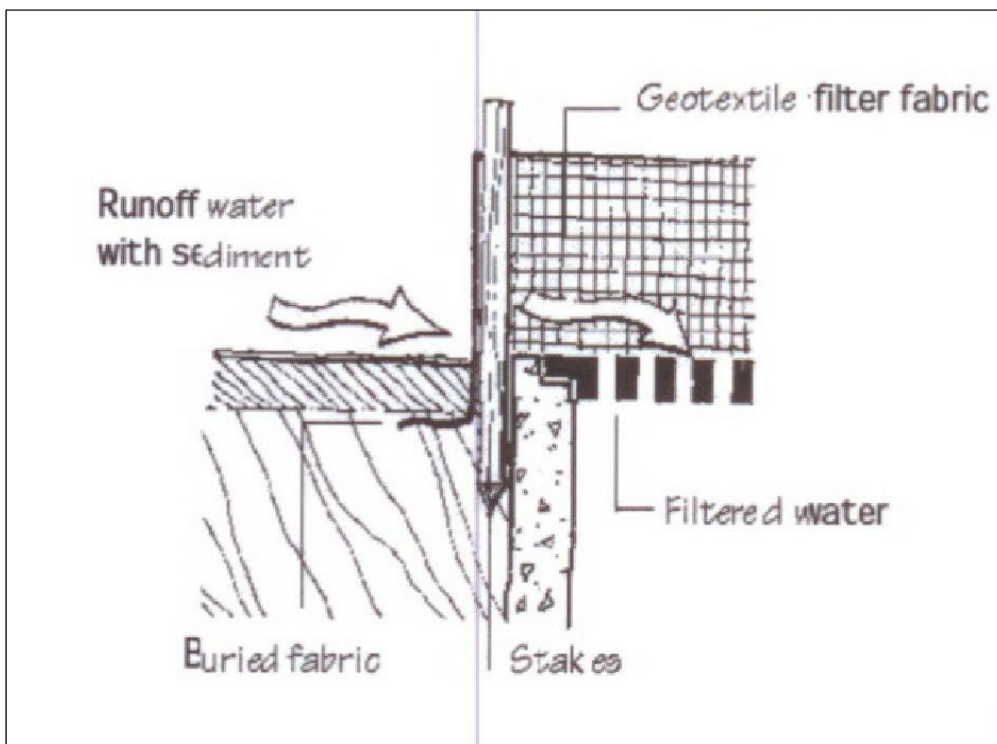


Figure 1

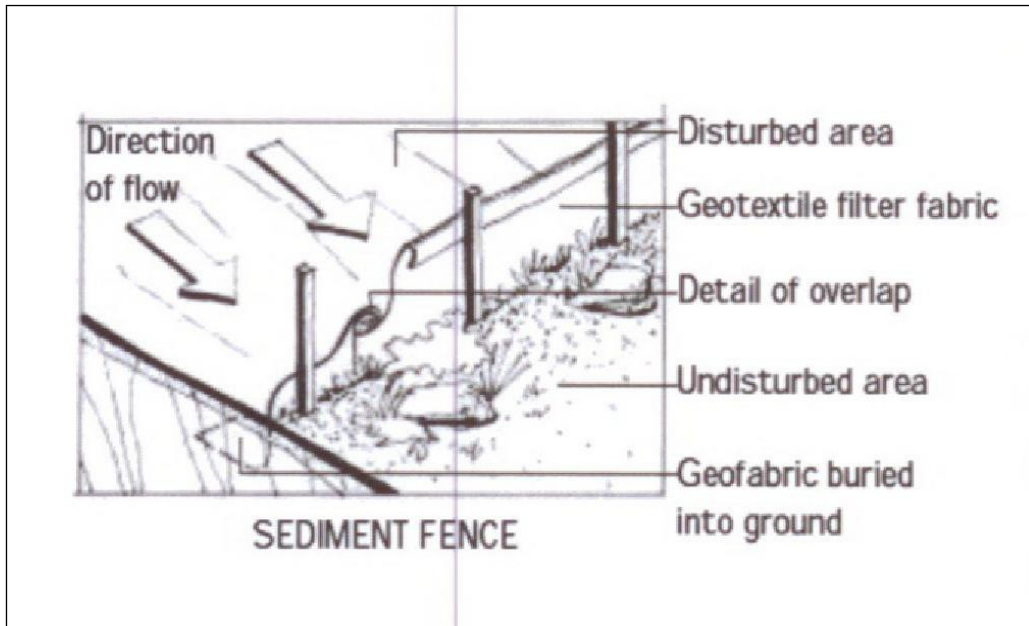


Figure 2

3. Site Fencing

To ensure the site is properly secured (in particular any excavation areas during the excavation works) a 1.8m high security (chain wire) fence is to be erected around the perimeter of the site for the entire construction period. The fence is to ensure that pedestrian access up the staircase on the eastern boundary is maintained and secure for use by neighboring building.

4. Construction Vehicle Parking

Construction vehicle parking at the site during upgrade works to the driveway will need to be restricted with parking to be provided at the Friday Flat car park.

Construction vehicle parking at the site during upgrade works to the lodge, following completion of the driveway can be provided within the upgraded parking spaces.

5. Material Storage & Stockpiling

Material storage during the upgrade works will need to be restricted and located within a designated area at the Friday Flat car park. Stockpiling on the site will be kept a minimum with all excavated materials to be placed within trucks immediately, when possible.

Material storage during upgrade works of the lodge can be placed on the upgraded driveway and parking spaces once the project reaches a lock up stage.

6. Temporary Site Shed

A temporary site shed will be able to be installed after the completion of the driveway upgrade works, at the north western end of the driveway.

7. Concrete Truck Washing

A bunded area for washing out concrete trucks is available at the Thredbo tip site.

8. Waste Management

To ensure that waste is managed, the following controls and measures are to be adhered to:

- All litter generated on site is to be disposed of in appropriate bin provided on site and disposed at Thredbo tip.
- All employees shall be informed of the need to maintain a clean worksite.
- Site generated waste including garbage, concrete and excess materials shall be collected within the waste bin and removed from the site to landfill located in Jindabyne.
- All loads of rubbish removed shall be securely covered to ensure no spillage.
- To the furthest extent possible efforts shall be made to reduce, reuse and recycle materials used onsite.
- The worksite shall be left in a tidy and rubbish free state upon completion of the Project.

9. Construction hours

Due to the scale of the development and limited summer construction window (October to May), the construction hours will be 7am to 7pm Monday to Saturday, 7am – 5pm on Sundays and Public Holidays with no work to be permitted during the Christmas and Easter holiday period, as directed by KT when construction sites are to be shutdown and made secure.

10. Air pollution

The construction of the proposed development is not expected to create any unnecessary air pollution.

11. Fuels and Chemicals

The proposed development will not require the storage of fuels or chemicals on site.

12. Emergency Procedures

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

Key Emergency Response Contacts

Organisation	Emergency Phone	Non Emergency Phone
NSW Police	000	Jindabyne: 6456 2244
NSW Fire Brigade	000	Jindabyne: 6456 2476
NSW Ambulance	000	
Medical Center	Thredbo: 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	