

SITE ENVIRONMENTAL MANAGEMENT PLAN

Project | Proposed alterations and additions to units 20-25

At | The Stables, 20 Candle Heath Road, Perisher Valley, Snowy Mountains NSW 2624

For | Matthew Anstee



View of existing restaurant and accommodation from Candle Heath Road.

Date | 30th October 2023

Prepared by | **TZIALLAS ARCHITECTS**



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No 23/3582

Granted on the 1 December 2023

Signed S Butler

Sheet No 2 of 17

1 | Project description

This stage of works involves minor alterations to units 20-25 (inclusive) at The Stables resort in Perisher Valley. Units 20-25 are all attached and are located to the Western boundary of the lease site. The scope of work includes urgent remediation work to prevent further water damage occurring, and consists of:

- Replacing existing timber windows and doors with aluminium frames,
- Replacing existing timber cladding on these units with metal cladding,
- Re-cladding the existing rendered/painted brickwork sections with metal cladding,
- Enclosing the balconies to prevent snow build up on these areas and adding the floor area to the 2nd bedrooms.

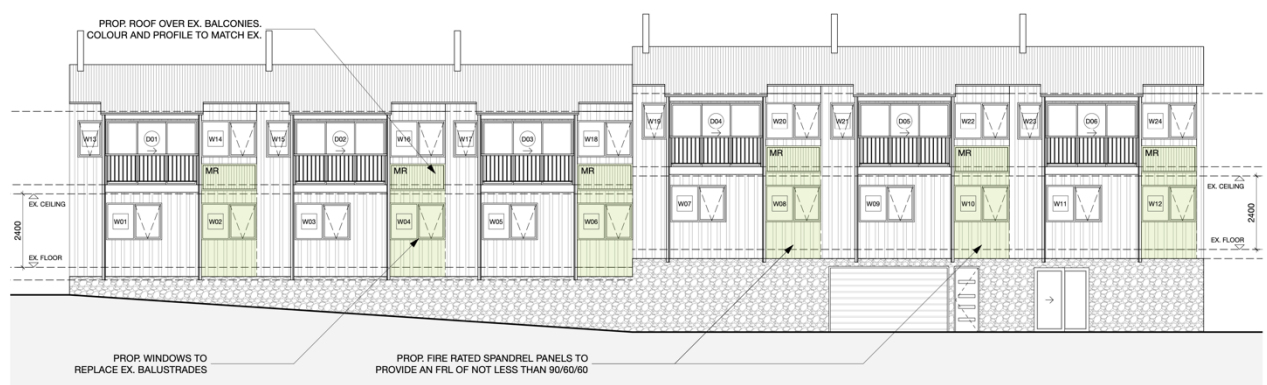


Image of existing balcony space to be enclosed.

2 | Erosion and Sediment Control

Details of sediment fencing has been included on the Waste Management Plan (drawing DA-05-snippet below) in the DA

5 | Noise and Vibration Pollution

To assist in minimising the impact to surrounding properties, and neighboring units/apartments, construction work will only be carried out between the hours of 7.00am and 6.00pm on Monday to Friday, and 7:00am to 1.00pm on Saturdays, with no work to be scheduled on Sunday or public holidays. The work includes light weight construction work, and whilst some power tools will be required, the builder will endeavour to keep noise to a minimum and use hand tools where possible to reduce the impact of noise and vibration in the resort.

Part 06 | Air Pollution

The demolition and construction work proposed with this DA will not produce excessive dust pollution. Some fine particle dust may be occur when drilling into the existing masonry walls to install the new cladding. The builder/contractor can mitigate this by using an extraction fan/industrial vacuum/or similar.

Part 07 | Fuels and Chemicals

A small amount of cleaning product may be required on site, as well as sealants and construction adhesive. It is not anticipated that storage of fuel will be required during construction.

Part 08 | Emergency Procedures

Jindabyne Police Station

14 Thredbo Terrace, Jindabyne 2627

Phone: 02 6456 2244

Perisher Valley Fire & Rescue Station

Kosciusko Road, Perisher Valley NSW 2624

Phone: 02 6457 5037

Jindabyne Fire & Rescue Station

10 Thredbo Terrace, Jindabyne NSW 2627

Phone: 02 6456 2476

NSW RFS (for bushfire assistance)

Phone: 1800 679 737

SES (for flood and storm assistance)

Phone: 132 500