

## STATEMENT OF ENVIRONMENTAL EFFECTS (SEE)

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### **Project: Alterations to Existing Geebung Ski Lodge**

Gemma Wawn

34 Diggings Terrace Thredbo NSW 2625

Lot 796 / DP 1119757

**Date: December 2023**

## PROPOSAL

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The proposed project is for alterations to the existing Geebung Ski Lodge at 34 Diggings Terrace Thredbo NSW 2625, within the Thredbo Alpine Resort area of Kosciuszko National Park. The site is described as Lot 796 DP1119757.

The proposal aims to address external alterations and to one internal bathroom. The renovations will be an improvement to the existing building as well as the surrounding resort area.

The application seeks approval for the following proposed works:

- Replace all existing external windows with new double glazed units. Make good all external / internal finishes.
- Repaint all external walls [except stone walls].
- Repaint all roof surfaces / gutter / fascia / trim.
- Renovate existing Bathroom on Level 1.

This Statement of Environmental Effects will accompany a Development Application to be lodged with the NSW Department of Planning & Environment [DPIE] in accordance with the State Environmental Planning Policy [Precincts-Regional] 2021, under Part 4 of the Environmental Planning and Assessment Act 1979.

	Department of Planning Housing and Infrastructure
<i>Issued under the Environmental Planning and Assessment Act 1979</i>	
Approved Application No DA 24/3319	
Granted on the 10 July 2024	
Signed E Murphy	
Sheet No 1 of 13	

## LOCALITY PLAN

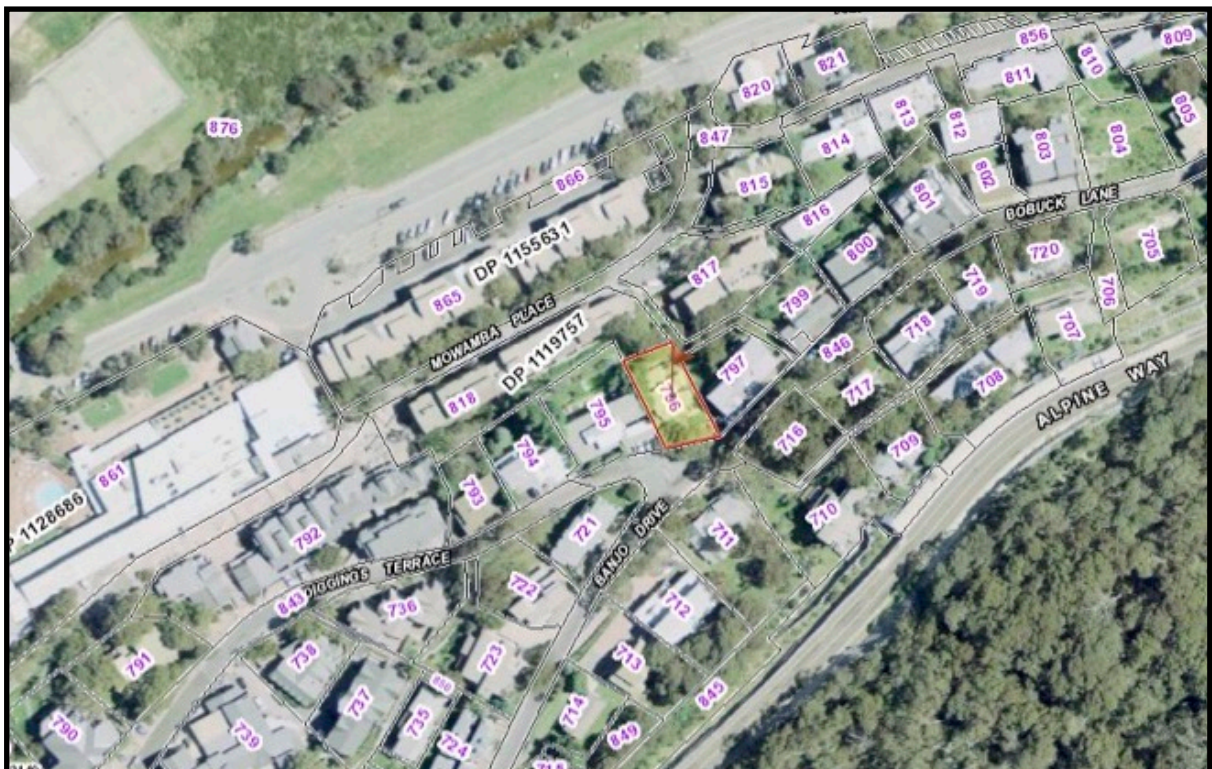
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The site is located at 34 Diggings Terrace Thredbo NSW 2625.

*Figure 1: Locality plan.*



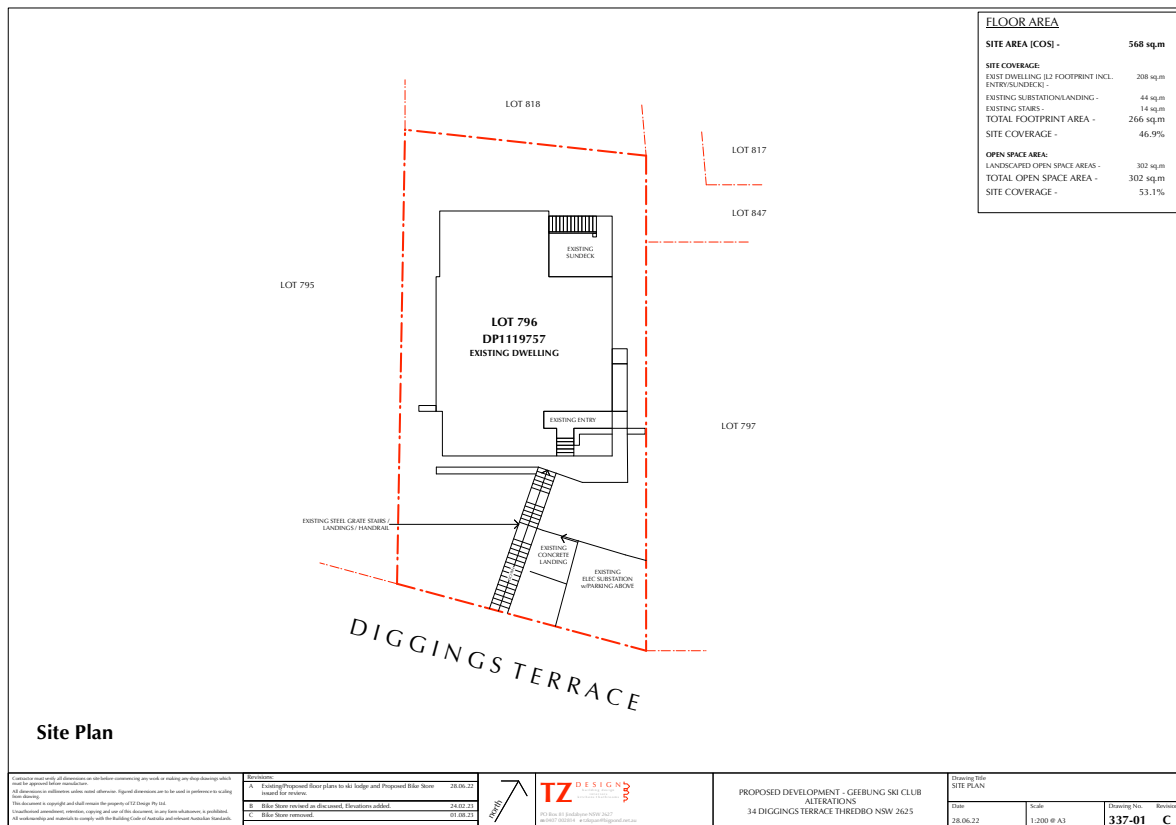
*Figure 2: Lodge site.*



## SITE ANALYSIS

The subject site is 34 Diggings Terrace Thredbo NSW 2625, Lot 796 DP1119757. Existing on the site is a three storey with split levels, ski lodge. It features architectural elements that are characteristic of the surrounding alpine and resort area.

**Figure 3: Site Plan**



The site is predominantly covered in existing development, with steel grate stair access from Diggings Terrace and an existing electrical sub-station clad in stone with concrete slab on top utilised as car parking. The front Southern area of the site is landscaped and has several snow gum species, with the North/Western rear of the site covered with snow gum species.

There will be no changes to the building footprint with all proposed alterations within the existing lodge. There will be no changes to the existing contours of the site.

## BUILDING DESCRIPTION

Geebung Ski Lodge is a three storey/split level lodge, offering accommodation in the Thredbo Resort area. The sublessee has received approval from Kosciuszko Thredbo to undertake the proposed works [refer to Appendix A]. The lodge offers guests and members accommodation with private ensuite facilities and communal living/kitchen facilities.

The lodge offers typical alpine style architecture which is consistent with the surrounding existing buildings. Materials are comprised of rendered/painted masonry walls, stonework and steel pitched roof/dormer.

Proposed external alterations consist of replacing all existing windows, repaint external walls and roof. Proposed internal alterations consist of renovating existing Bathroom on Level 1.

The building follows the natural sloping topography of the site and is made up of three levels [split levels] as follows:

**Level 1**

- External stair access to level 2 sundeck.
- Lobby 2.
- Lower lounge/dormitory.
- Bathroom.
- Room 1/ensuite.
- Internal stairwell to level 2.
- External exit door.

**Level 2**

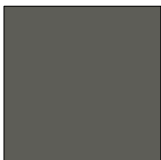
- Main entry.
- Wood store.
- Ski store.
- Drying/laundry.
- External exit door.
- Kitchen.
- Dining.
- Internal stairwell to levels 1 & 3.
- Room 2 /ensuite.
- Lounge.
- Sundeck.

**Level 3**

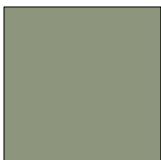
- Rooms 3-7/ensuites.
- Store room.
- Internal stairwell to level 2.
- External exit door.

**Colour Schedule**

External rendered masonry walls are proposed to be repainted in 'Woodland Grey' or similar. Roof surfaces, gutters, fascias and trims proposed to be repainted 'Pale Eucalypt' or similar.



***Woodland Grey: external wall***



***Pale Eucalypt: roof, gutter, fascia, trim***

**Adjoining Development**

Geebung Ski Lodge is situated in the centre of Thredbo Village, adjoining Candlelight and Roslyn Lodges with Pindari Ski Club lodge across the road.

Surrounding development is characteristic with the area, with similar architectural features including rendered masonry, natural stone, timber cladding, metal clad roofing, dormer style roof/windows and balconies.



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**DIVISION 4.3 CLAUSE 4.15 (1) - MATTERS FOR CONSIDERATION - GENERAL**


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**TABLE 1: GENERAL INFORMATION**


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<b>Project description</b>	
A brief description of the proposed development and the construction activities to be undertaken during the project.	<p>1. Replace all existing external windows with new double glazed units. Make good all external / internal finishes.</p> <p>2. Repaint all external walls [except stone walls] in 'Colorbond Woodland Grey' or similar.</p> <p>3. Repaint all roof surfaces / gutter / fascia / trim in 'Colorbond Pale Eucalypt' or similar.</p> <p>4. Renovate existing Bathroom on Level 1.</p>
<b>History of the site</b>	
You must provide information on:	
<ul style="list-style-type: none"> <li>current development or building approvals for the site</li> </ul>	N/A.
<ul style="list-style-type: none"> <li>previous development or building approvals for the site.</li> </ul>	Existing lodge.
<b>Site suitability</b>	
To demonstrate that the site is suitable for the proposed development, consider:	
<ul style="list-style-type: none"> <li>site constraints such as flooding, slope, geotechnical hazards, bushfire and any other risks</li> </ul>	Identified as bushfire prone land. Refer to bushfire report.
<ul style="list-style-type: none"> <li>effects on the local environment, landscape, streetscape, appearance or scenic quality of the locality</li> </ul>	The existing masonry building will present no additional adverse effects on the local environment as the proposal is to replace existing windows and paint colours. Appearance will be enhanced due to new external finishes.
<ul style="list-style-type: none"> <li>biological and ecological impacts including the impacts on fauna and flora</li> </ul>	None.
<ul style="list-style-type: none"> <li>impacts on existing and future amenity of the locality</li> </ul>	The proposed finishes will enhance the appearance of the building.
<ul style="list-style-type: none"> <li>the age and condition of any structures or buildings.</li> </ul>	Existing building is in good condition.
<b>Present and previous uses</b>	
Provide details of:	
<ul style="list-style-type: none"> <li>the present use of the site</li> </ul>	Ski lodge for holiday accommodation.
<ul style="list-style-type: none"> <li>the previous uses of the site if known</li> </ul>	N/A.

• the present use of the adjoining land	Ski lodges.
• whether the present or previous use of the land was a potentially contaminating activity	No.
• whether there has been any assessment or testing of the site for land contamination.	No.
Provide a statement on whether you are aware that the site is contaminated.	N/A.
<b>Operational details</b>	
Describe how the development will operate, including:	No changes to the operation of the lodge.
• type and details of the proposed business	
• number of staff and location of staff accommodation	
• maximum number of customers or clients	
• hours and days of operation	
• plant and machinery	
• arrangements for loading and unloading of goods and materials	
• any proposed hazardous materials, eg LPG, dry pool chlorine, liquefied gas.	
<b>Change of use of a building (where there is no building work)</b>	
Provide a list of category one fire safety provisions:	N/A.
• relating to the proposed change	
• used in the existing building or on the land.	
<b>Building classification and Building Code of Australia (BCA)</b>	
Preliminary consideration should be given to the BCA. Include in your SEE:	
• the classification of the building/structure with details of the method used to determine this	Class 3 as per BCA/NCC.
• information on the proposed fire safety measures and any performance measures that may be relied on under the BCA.	No changes proposed as per the Fire Safety Statement. No performance measures proposed.
<b>Snow Deposition</b>	

Consideration of the snow deposition and prevailing winds in relation to the proposed works should be undertaken. An assessment of how snow will be deposited and measures to mitigate snow deposition from unsafe areas such as entries, exits, decks and pedestrian areas should be provided. A roof plan will assist in determining the deposition of snow.	No changes to the existing roof.
<b>Engineering details</b>	
Preliminary engineering advice may be required for certain aspects of the development:	No structural changes to the existing building.
<ul style="list-style-type: none"> <li>geotechnical advice incorporating structural engineering recommendations</li> </ul>	
<ul style="list-style-type: none"> <li>relocation and construction of services</li> </ul>	
<ul style="list-style-type: none"> <li>construction of access</li> </ul>	
<ul style="list-style-type: none"> <li>building on fill.</li> </ul>	
<b>Social and economic impact</b>	
If the answer to any of the following questions is 'yes' or 'possibly', the issue will need to be covered in the SEE. Will the proposal:	The proposed alterations and upgrades will provide greater amenity to the guests of the lodge.
<ul style="list-style-type: none"> <li>be likely to significantly increase or reduce the number of people on the site?</li> </ul>	No.
<ul style="list-style-type: none"> <li>disadvantage or benefit a particular social group?</li> </ul>	No.
<ul style="list-style-type: none"> <li>be likely to increase or reduce employment opportunities in the locality?</li> </ul>	The proposed building work will generate short term construction jobs.
<ul style="list-style-type: none"> <li>increase demand for community facilities/ services in the locality?</li> </ul>	No.
<ul style="list-style-type: none"> <li>be likely to increase conflict in the community or adversely impact on the identity of the local community?</li> </ul>	No.
<ul style="list-style-type: none"> <li>create areas of insecurity or risk to occupants or pedestrians in or adjacent to the development?</li> </ul>	No.
<ul style="list-style-type: none"> <li>be likely to increase community concern regarding public safety?</li> </ul>	No.
<b>Access and traffic</b>	
Show that there is adequate provision for access regarding:	No changes proposed to access and traffic.
<ul style="list-style-type: none"> <li>pedestrian amenity (paving, weather protection, security lighting, seating)</li> </ul>	
<ul style="list-style-type: none"> <li>access for people with disabilities</li> </ul>	

<ul style="list-style-type: none"> <li>proposed bicycle facilities (racks, storage lockers)</li> </ul>	
<ul style="list-style-type: none"> <li>existing bus services and over-snow services</li> </ul>	
<ul style="list-style-type: none"> <li>vehicle access to a road</li> </ul>	
<ul style="list-style-type: none"> <li>resident, staff, customer and visitor parking arrangements</li> </ul>	
<ul style="list-style-type: none"> <li>parking calculations</li> </ul>	
<ul style="list-style-type: none"> <li>potential conflicts between vehicles, pedestrians, and cyclists.</li> </ul>	
Major traffic-generating proposals will require an access and traffic impact assessment report.	
<b>Privacy, views and overshadowing</b>	
Show how the proposed development will affect privacy, views and overshadowing regarding:	No changes to privacy, views or overshadowing as part of the proposed alterations.
<ul style="list-style-type: none"> <li>the location of habitable rooms</li> </ul>	
<ul style="list-style-type: none"> <li>window placement relative to adjoining and adjacent buildings and public areas</li> </ul>	
<ul style="list-style-type: none"> <li>views between habitable areas</li> </ul>	
<ul style="list-style-type: none"> <li>the use of planting and screening to improve privacy</li> </ul>	
<ul style="list-style-type: none"> <li>headlight glare and other glare, eg night skiing</li> </ul>	
<ul style="list-style-type: none"> <li>the placement of active outdoor areas relative to bedrooms</li> </ul>	
<ul style="list-style-type: none"> <li>the separation of roads and parking areas from bedroom and living areas</li> </ul>	
<ul style="list-style-type: none"> <li>the impact of the proposed development on views from adjoining/nearby properties</li> </ul>	
<ul style="list-style-type: none"> <li>design options for protecting views.</li> </ul>	
<b>Air and noise</b>	
Show that the proposal will not cause, or be affected by air or noise emissions. Should the proposal not be able to achieve no air or noise emissions, demonstrate how these could be minimised. Consider:	No air and noise pollution as part of the proposed alterations.
<ul style="list-style-type: none"> <li>the proposed source/method of heating and cooling</li> </ul>	
<ul style="list-style-type: none"> <li>noise transmission from heating and cooling systems</li> </ul>	
<ul style="list-style-type: none"> <li>noise transmission between buildings</li> </ul>	
<ul style="list-style-type: none"> <li>measures to mitigate external noise sources</li> </ul>	



<ul style="list-style-type: none"> <li>existing sources of odour, smoke</li> </ul>	
<ul style="list-style-type: none"> <li>proposed mitigation measures, placement and height of chimneys and flues, air pollution control equipment, odour controls, buffer areas, location of waste storage facilities</li> </ul>	
<ul style="list-style-type: none"> <li>existing noise sources</li> </ul>	
<ul style="list-style-type: none"> <li>construction noise, hours of operation, type of equipment, predicted noise levels and consultation with adjoining leaseholders</li> </ul>	<p>Construction noise to be kept to a minimum during permissible hours of operation. To reduce noise pollution from site the following procedures will be followed:</p> <ul style="list-style-type: none"> <li>- All plant, machinery and tools will be maintained in good working order.</li> <li>- Work involving noisy tools or machinery to be used inside the building when possible.</li> <li>- Strict hours of operation for the site will be implemented to reduce noise pollution to the surrounding areas.</li> <li>- In the instance of receiving a complaint in regards to noise levels immediate rectification will occur as far as practical.</li> <li>- No fuel or chemicals will be stored on site during construction.</li> </ul>
<ul style="list-style-type: none"> <li>operational noise, plant and equipment, predicted noise levels, hours of operation</li> </ul>	
<ul style="list-style-type: none"> <li>proposed noise reduction measures, noise barriers, building layout and setback, room layout and window placement, building materials, insulation, double glazing.</li> </ul>	
Where noise is a major issue a report by a qualified acoustic consultant is required. This report would address predicted noise levels and proposed noise reduction measures.	Noise is not a major issue, therefore a report from a qualified acoustic consultant is not required.
<b>Soil, water and wastewater management</b>	
Show how the proposal will deal with all aspects of soil, water and wastewater management:	No changes to water and wastewater management as part of the proposed alterations.
<ul style="list-style-type: none"> <li>show the proposed methods of sewage effluent disposal</li> </ul>	
<ul style="list-style-type: none"> <li>if the development will be serviced by a reticulated water supply, provide details of any consultation with the relevant water supply authority</li> </ul>	
<ul style="list-style-type: none"> <li>consider including appliances designed for maximum water efficiency</li> </ul>	
<ul style="list-style-type: none"> <li>consider infiltration and water harvesting techniques, eg swales and porous materials</li> </ul>	
<ul style="list-style-type: none"> <li>include sufficient details on the management of water entering or leaving the site</li> </ul>	

<ul style="list-style-type: none"> <li>check the proposal includes sufficient justification that the proposed design measures for drainage will not adversely affect adjoining land</li> </ul>	
<ul style="list-style-type: none"> <li>check that design measures in the proposal are compatible with any potential flood environment</li> </ul>	
<ul style="list-style-type: none"> <li>check there are sufficient details and information to assess the impact of the proposal on downstream waterways</li> </ul>	
<ul style="list-style-type: none"> <li>check the proposal includes measures to treat liquid wastes, if appropriate</li> </ul>	
<ul style="list-style-type: none"> <li>check measures are in place for emergency spill contingency for chemicals, oils and other harmful wastes</li> </ul>	
<ul style="list-style-type: none"> <li>include details of measures to divert stormwater</li> </ul>	
<ul style="list-style-type: none"> <li>include details of measures to treat stormwater run-off from the site</li> </ul>	
<ul style="list-style-type: none"> <li>check soil or erosion hazards on the site have been considered in the proposal</li> </ul>	
<ul style="list-style-type: none"> <li>include the proposed construction sequence for the site</li> </ul>	
<ul style="list-style-type: none"> <li>include critical areas of habitat that require special management on the site</li> </ul>	No critical areas of habitat found on site.
<ul style="list-style-type: none"> <li>include proposed dust control measures for the site</li> </ul>	
<ul style="list-style-type: none"> <li>include main rehabilitation and revegetation measures proposed for the site.</li> </ul>	Revegetate disturbed areas.
<b>Heritage</b>	
To date, three studies have been done for Kosciuszko alpine resorts:	
<ul style="list-style-type: none"> <li>Thredbo Conservation Plan prepared by Clive Lucas, Stapleton and Partners Pty Ltd (July 1997)</li> </ul>	
<ul style="list-style-type: none"> <li>Perisher Range Resorts Ski Resorts Heritage Study prepared by Peter Freeman Pty Ltd, Matthew Higgins and Heritage Management Consultants (June 1998)</li> </ul>	
<ul style="list-style-type: none"> <li>Charlotte Pass Chalet Conservation Plan prepared by David Hogg Pty Ltd, Ken George Pty Ltd in association with Freeman Collett and Partners Pty Ltd and Matthew Higgins (March 1993).</li> </ul>	

A heritage impact statement may be required if your proposal affects a building identified in any of these studies. Please contact us to discuss what will be required. Please note that heritage issues within the Kosciuszko alpine resorts are currently under review by DP&E.	Geebung Ski Lodge is not identified as having heritage values, therefore a heritage impact statement is not required.
<b>Aboriginal cultural heritage</b>	
If your proposal relates to an area of known or potential Aboriginal heritage and archaeology, include an independent assessment of the impact of your proposal on Aboriginal heritage and archaeology. Check all relevant policies and guidelines that have been adopted for the resort areas.	There are no confirmed Aboriginal site records or places declared in or near this location.
<b>Energy</b>	
Show how the proposal promotes energy efficiency by examining the following:	No changes to existing energy efficiency measures as part of the proposed alterations.
• orientation of the proposal	
• solar access	
• insulation	
• natural ventilation	
• heating, cooling and lighting	
• clothes drying	
• airlocks	
• water heating.	
<b>Waste</b>	
Show how the proposal promotes waste minimisation regarding:	No changes to existing waste minimisation procedures as part of the proposed alterations.
• source waste separation	
• proposed recycling collection from commercial, accommodation, restaurant and entertainment premises	
• domestic food and organic waste collection and composting	
• litter control programs, if any	
• how building waste is re-used, recycled or disposed arrangements for hazardous waste materials.	Building waste to be reused/recycled where possible, or removed from the National Park and disposed of at the local council waste depot.
<b>Demolition</b>	
Show how the proposal is consistent with the relevant Australian Standard for demolition, if applicable.	The minor demolition/removal of existing windows will not result in any negative impacts on site.

## 16.0 STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS - REGIONAL) 2021

### 4.14 Matters to be considered by consent authority

(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 alterations have no negative impact on the natural and built environment as part of this proposal.
(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 geotechnical hazards. Bushfire report provided. Flooding not applicable.
(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 has no change to the existing building footprint.
(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development,	No changes to existing bed numbers or transport requirements.
(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,	No changes to existing effluent management.
(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,	No changes to existing waste disposal or transfer facilities.
(iv) the capacity of any existing water supply to cater for peak loads generated by the development,	No changes to existing water supply.
(d) any statement of environmental effects required to accompany the development application for the development,	Statement of Environmental Effects provided.
(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 proposed alterations will not alter the character of the resort and have been designed to enhance the overall amenity of the building.

(f) the <i>Geotechnical Policy—Kosciuszko Alpine Resorts</i> (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development,	No geotechnical or structural changes.
(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,	No earthworks or excavation proposed.
(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,	No changes to stormwater drainage proposed.
(i) any visual impact of the proposed development, particularly when viewed from the Main Range,	The proposed alterations have been designed to be compatible with the existing building and surrounding built form with no negative visual impacts generated.
(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 proposed alterations will result in no increase in the use of the lodge outside of the ski season.
(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:	N/A.
(i) the capacity of existing infrastructure facilities, and	
(ii) any adverse impact of the development on access to, from or in the alpine resort,	
(l) if the development is proposed to be carried out in Perisher Range Alpine Resort:	N/A.
(i) the document entitled <i>Perisher Range Resorts Master Plan</i> , as current at the commencement of this Policy, that is deposited in the head office of the Department, and	
(ii) the document entitled <i>Perisher Blue Ski Resort Ski Slope Master Plan</i> , as current at the commencement of this Policy, 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:	The proposed development is not located within 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.	
(2) The <b>long term management goals</b> 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,	N/A.
(b)	to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,	N/A.
(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.	N/A.
<b>4.15 Additional matters to be considered for buildings</b>		
<b>(1) Building height</b>		
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	No changes to the height of the building. Therefore will not generate additional issues with respect to privacy, solar access, overshadowing, views or visual impact.
(b)	limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	'As above'.
(c)	has an impact on views from other land, and	'As above'.
(d)	if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and	'As above'.
(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	N/A.
(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	N/A.
(g)	if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.	N/A.



<p><b>(2) Building setback</b></p> <p>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:</p>	
(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and	No changes to the setbacks and footprint of the building.
(b) assists in achieving high quality landscaping between the building and other buildings, and	No changes to landscaping proposed.
(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and	No changes to amenity.
(d) is adequate for the purposes of fire safety, and	Vegetation to retain required Asset Protection Zone.
(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and	No changes to access or services.
(f) will facilitate the management of accumulated snow.	No changes.
<p><b>(3) Landscaped area</b></p> <p>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:</p>	
(a) as a means of assisting in the protection of the unique alpine environment of the alpine resort concerned, and to maximise its natural visual amenity, for the benefit of visitors and natural ecosystems, and	No changes to vegetation.
(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and	'As above'.
(c) to limit the apparent mass and bulk of the building, and	'As above'.
(d) as an amenity protection buffer between the proposed building and other buildings, and	'As above'.
(e) as a means of reducing run-off, and	'As above'.
(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.	'As above'.

## **CONCLUSION**

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The proposal complies with the relevant environmental planning policies. The Statement of Environmental Effects confirms that the site is suitable for the proposed development with no adverse impacts.

The proposals minimal environmental impacts suggest it is unlikely to raise significant objection. The proposal is in the public interest as it provides a sustainable land use, is suitable within the locality and is positive in terms of the amenity of the area.

## SITE ENVIRONMENTAL MANAGEMENT PLAN [SEMP]

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As detailed in the SEE, the proposed alterations will generate minimal impacts:

- No site clearing activity will occur through this project.
- No flow paths will be altered as a result of this development.
- Scaffolding will be erected at natural ground level for external works.
- Construction vehicles will park on site in the existing car parking area.
- Construction materials will be stored on site within the property boundaries including the existing parking area.

### **Dust Control**

Works involving dust dispersion will use water spray to help keep material damp and dust down. Covers will be placed over waste storage areas and piles of excavated materials to prevent dust dispersion. When transporting materials that cause dust they will be dampened and covered before moving.

### **Litter Control**

Litter control around the site is the responsibility of all on site, a daily site clean up will occur to reduce litter around the site and prevent any possible hazards. It is the subcontractors responsibility to leave the work area neat, clean and free of litter. Litter collected can be placed in bins or specified areas and disposed of at the local council tip.

### **Noise Control**

To reduce noise pollution from site the following procedures will be followed:

- All plant, machinery and tools will be maintained in good working order.
- Work involving noisy tools or machinery to be used inside the building structure when possible.
- Strict hours of operation will be implemented to reduce noise pollution to the surrounding areas.
- In the instance of receiving a complaint in regard to noise levels immediate rectification will occur as far as practical.
- Employees and visitors to the site will be issued with PPE including ear protection.

### **Fuels and Chemicals**

No fuel or chemicals will be stored on site during construction.

### **Emergency Procedures**

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

Organisation	Emergency Phone	Non-Emergency Phone
NSW Police	000	Jindabyne: 6456 2244
NSW Fire & Rescue	000	Thredbo: 6456 2476 Jindabyne: 6456 2476
NSW Ambulance	000	Thredbo: 13 12 33
Medical Centres		Thredbo: 6457 6254 Jindabyne: 6457 1221
National Parks & Wildlife Service [NPWS]/OEH	1800 629104	Snowy Region: 6450 5600 Jindabyne: 6450 5555
Roads and Maritime Services	Traffic incidents & road conditions: 131 700 Road closures and special events: 132 701	
Environmental Protection Authority Environment Line		131555
NRMA Road Service		Jindabyne: 6456 1159