

STATEMENT OF ENVIRONMENTAL EFFECTS

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Department of Planning
Housing and Infrastructure


Issued under the Environmental Planning and Assessment Act 1979

Approved Application No 24/17507

Granted on the 26/2/2025

Signed Z Derbyshire

Sheet No 1 of 29

PROJECT:	Development Application for Alterations & Additions to an Existing Ski Club Lodge at Lot 721 DP1119757 12 Banjo Drive, THREDBO. pursuant to the provisions within the <i>State Environmental Planning Policy (Precincts – Regional) 2021</i>
APPLICANT:	HI NOON SKI CLUB LTD ACN 656 370 839
OUR REFERENCE:	5533_SEE3
DATE:	JANUARY 2025
AUTHOR:	RACHEL DOBERER SENIOR TOWN PLANNER
SIGNATURE:	



Revision Status

Rev No	Date	Report Title	Author	Reviewed by
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1. INTRODUCTION

This Statement of Environmental Effects (**SEE**) has been prepared for *Hi Noon Ski Club Ltd* (the **Applicant**) by DPS YASS Pty Ltd. This Statement is to accompany a development application to NSW Department of Planning for the approval of Alterations & Additions to an existing Ski Club Lodge at Lot 721 DP1119757 12 Banjo Drive, THREDBO.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. This report aims to assess the potential impacts and environmental effects of the proposed development of the subject site under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended).

This SEE includes a comprehensive assessment of environmental impacts of the proposal. Where potential impacts and constraints are identified, measures are proposed to mitigate any harm to the natural environment as well as the amenity of existing and future development throughout the locality.

This site is zoned C1 National Parks and Nature Reserves pursuant to the *Snowy River Local Environmental Plan 2013* (SRLEP2013). The proposed development is permissible with development consent within the C1 National Parks and Nature Reserves zone. The proposed development formulates contextual elements derived from the existing Thredbo Ski Resort character with respect to the immediate vicinity and is consistent with the objectives and provisions within the State Environmental Planning Policy (Precincts – Regional) 2021 – Chapter 4 Kosciuszko Alpine Region.

The proposal is classified as local development under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and therefore will be determined by the NSW Department of Planning.

This assessment concludes that the proposal is of an appropriate scale and mass and is consistent with the character of the area. It will have no unacceptable amenity impacts upon surrounding properties nor any adverse impacts upon the natural environment. The proposal will have numerous positive social and economic impacts, and is considered in the public interest, accordingly DPS YASS Pty Ltd is supportive of the development proposal.



1.1 PURPOSE OF THIS REPORT

This SEE has been prepared in accordance with Schedule 1 of the *Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)* for the purposes of demonstrating:

- The proposal is consistent with the controls in the SEPP (Precincts – Regional) 2021.
- The supporting technical studies which accompany the DA establish that the environmental impacts of the proposed concept are generally positive and where appropriate, make recommendations for the detailed design phase of the project which will provide certainty and clarity to guide the development.
- The proposed development is in the public interest and will have a range of positive social and economic benefits, namely:
 - Facilitates ecologically sustainable development of an existing Ski Club Lodge within an existing National Park and Nature Reserve. This is explained in more detail later in this Statement.
 - The subject site is located within the C1 National Parks and Nature Reserves zone of Thredbo Village. The vision for the expansion of Thredbo Village is to create high quality and ecologically sustainable environment integrated with good accessibility and open space. This DA meets the intent of this by providing a high-quality development which will support the other uses of the area.
 - Accommodates alterations and additions to an existing Ski Club Lodge within Thredbo Village to improve and update the external appearance.
 - The site is zoned for development purposes, and the proposed development provides for a development (alterations and additions) that is consistent with the objectives and controls contained in the SEPP (Precincts – Regional) 2021.
- Demonstrating that the environmental impacts of the development have been considered; and
- Outlining the steps to be undertaken to protect the environment or to mitigate against any potential harm, if necessary.

This SEE describes the proposal and its environment, including a detailed description of the site and its surrounds and an assessment of the proposal against the relevant planning controls.

The SEE demonstrates that the proposed development is acceptable under Section 4.15 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and concludes that the proposed development should be granted approval subject to conditions.

1.2 TYPE OF DEVELOPMENT APPLICATION

Section 1.5 of the EP&A Act defines what constitutes 'development'.

Development is defined as the following:

- a) *The use of land*
- b) *The subdivision of land*
- c) *The erection of a building*
- d) ***The carrying out of work***
- e) *The demolition of a building or work*
- f) *Any other act, matter or thing that may be controlled by an environmental planning instrument.*

The scope of the proposal is considered to be 'development' in accordance with Section 1.5 of the EP&A Act. Therefore, pursuant to Section 4.5 of the EP&A Act development consent is sought from the NSW Department of Planning.



1.3 OWNER AND APPLICANT DETAILS

1.3.1 The Applicant

Hi Noon Ski Club Ltd
ACN 656 370 839
Paul Kupacz

C/- DPS Pty Ltd
PO Box 5
YASS NSW 2582

Contact: Rachel Doberer
Phone: (02) 6226 3322
Mobile: 0409 880 034
Email: rachel@dpsyass.com.au

1.3.2 The Owner(s)

The Minister Administering the National Parks and Wildlife Act 1974

C/- DPS Pty Ltd
PO Box 5
YASS NSW 2582

Contact: Rachel Doberer
Phone: (02) 6226 3322
Mobile: 0409 880 034
Email: rachel@dpsyass.com.au

1.3.3 Site Address

The subject site for this application is legally identified as Lot 7212 DP1119757 12 Banjo Drive, THREDBO and demonstrated in **Figures 1.1 and 1.2** (Location Maps) of this Statement.



1.4 SITE AND LOCATION

1.4.1 Site Description

The subject site is located within Thredbo Village (refer **Figure 1.3**), approximately 214km to Canberra CBD. The Hi Noon Ski Club (incorporated 1973) is a private recreational club founded by a small group of Canberra based ski enthusiasts. It is perfectly located in the centre of the beautiful Thredbo alpine village with spectacular views of the ski slopes and easy access to the shops and restaurants.

The Club is a not-for-profit company limited by guarantee whose members share a love of alpine sports across a variety of disciplines. The Clubs lodge provides affordable, quality accommodation all year round, within a communal and family friendly atmosphere. The Club is supported by good governance, an enthusiastic voluntary Board and keenly supports sound and sustainable environmental practices benefitting the national park in which it is located.

Situated right in the middle of Thredbo Alpine Resort village off the Alpine Way Hi Noon Ski Club Lodge provides year-round access to this premier Australian alpine resort. Thredbo has challenging ski runs for all standards and boasts Australia's highest lift, greatest vertical and longest run. It is also well known for its excellent snow making system and its long wide Supertrails. With the resort nestled under the Crackenback Range and only 6km from Mount Kosziusko, access to the main range for back country skiing, snow shoeing and hiking are within easy reach.

Year-round Thredbo Village buzzes with activity hosting a range of music festivals and charity events. The village is supported by a supermarket, post office, news agency, pharmacy, boutiques and a range of restaurants.

Outside of winter Thredbo Alpine Resort Village has access to a wide range of year-round activities including mountain bike riding, bush walking, tennis, golf, trout fishing and horse riding.

By the early 1990's the building had been used as a ski lodge for around 35 years and was showing signs of serious decay and was looked upon as a fire hazard. Options were discussed at the Annual General Meeting in 1993 and it was decided the members would commit to the rebuilding of the lodge and write the cost.

The lodge was rebuilt on 1994-95 incorporating as much of the old building as possible. Examples of this can be seen in different areas of the lodge. In the lounge room the 'feature wall' is the ex-ceiling 'packing crates' timber from the old lodge and the large storage boxes in the bedrooms are made up from the Baltic pine floorboards. The light fittings in the dining room and the wall brackets in the small lodge are the original. Throughout the current lodge there are many examples of its past history. The lodge has continued the tradition of providing a warm and inviting environment where members and their guests can look forward to their stay and many visits going forward.

The subject site is made up of one lot and is zoned C1 national Parks and Nature Reserves pursuant to the Snowy River LEP 2013 (SRLEP2013). It is bounded by other similar Ski Lodges to the North, South, East and West (refer **Figure 1.1**).

Legal and physical access to the subject site is gained off Banjo Drive. The site is an irregular shaped parcel of land with a total area of land of 735.2m². The land is currently utilised for tourism purposes, following this development, the use of the subject lot is intended to remain the same.



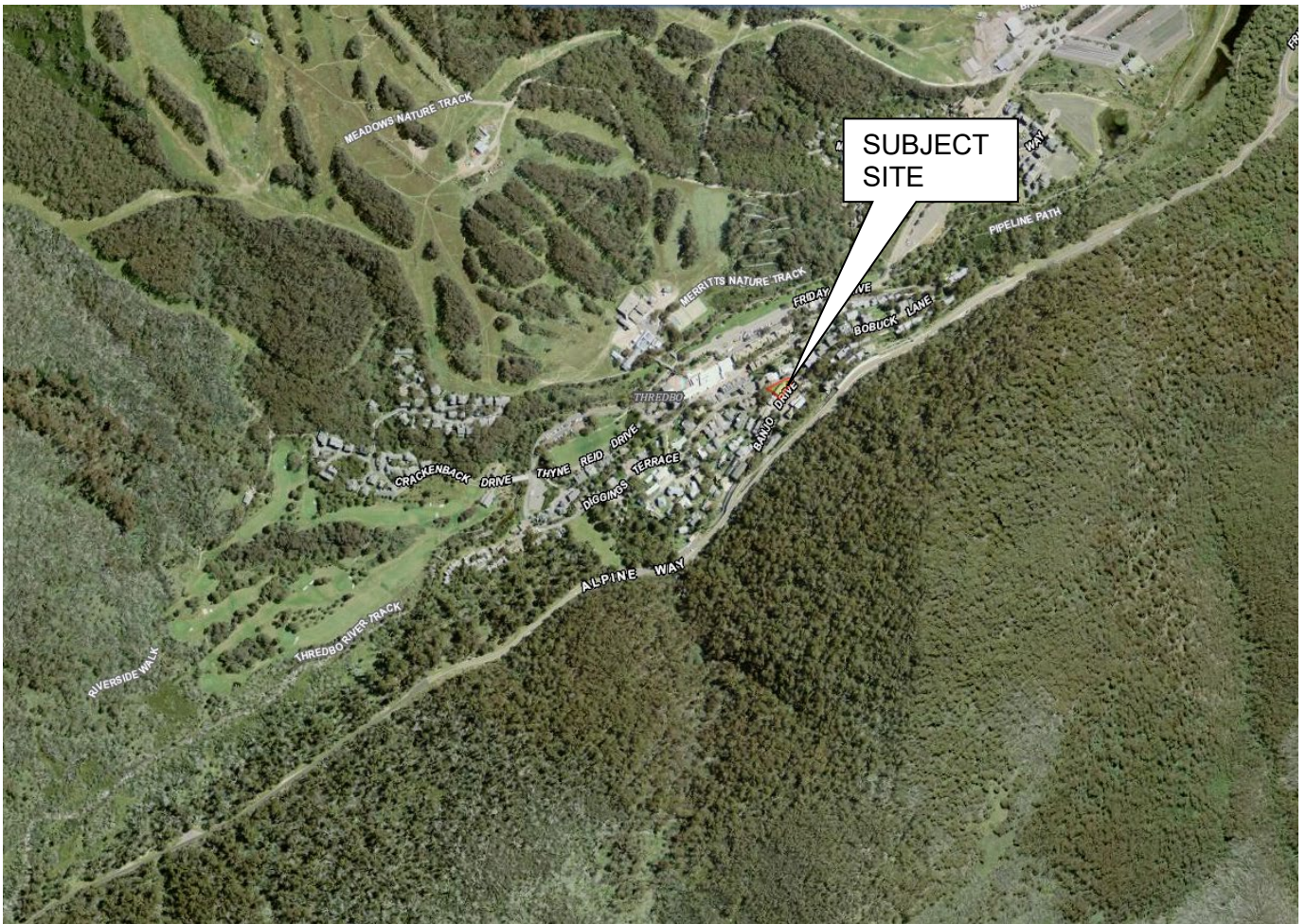


Figure 1.1: Subject Site in relation to Thredbo Village (Source: NSW Government SIX Maps Aerial Imagery, November 2024)



Figure 1.2: Existing Ski Lodge (Source: Hi Noon Ski Club Ltd, November 2024)

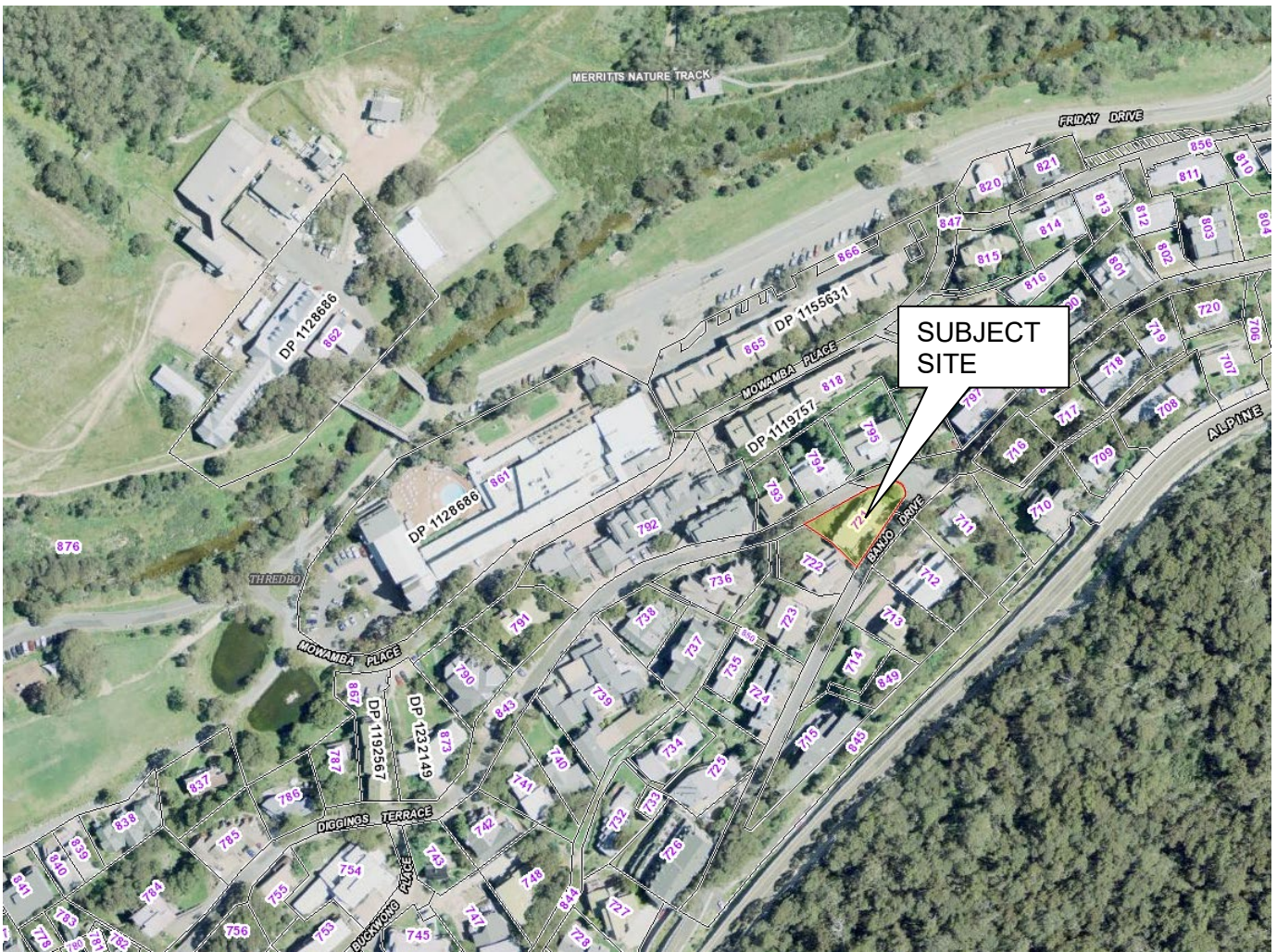


Figure 1.3: Location Map (Source: NSW Government SIX Maps Aerial Imagery, November 2024)



Figure 1.4: Existing Ski Lodge (Source: Hi Noon Ski Club Ltd, November 2024)



Figure 1.5: Existing Ski Lodge (Source: Hi Noon Ski Club Ltd, November 2024)



1.4.2 Existing Easements, Restrictions on the Use of Land and Positive Covenants

- No Easements, Restrictions on the Use of Land or Positive Covenants are listed on the Certificate of Title of the subject land.

1.4.3 Proposed Easements, Restrictions on the Use of Land and Positive Covenants

- No Easements, Restrictions on the Use of Land or Positive Covenants are proposed to be created as part of this development.



1.5 PROPOSED DEVELOPMENT

This report has been prepared by DPS to accompany the Development Application (**DA**) submission and is lodged under Part 4 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* for proposed Alterations & Additions to an existing Ski Club Lodge that is permissible with the NSW Department of Planning consent.

This SEE is to be read in conjunction with the following Plans and Specialist Reports included in the Appendix's.

- ❖ Architectural Plans prepared by TZ Design reference 353 dated 21 January 2025 (refer **Figures 1.3 to 1.11 and Appendix A**).
- ❖ Structural Engineering Plans prepared by Practical Engineering Solutions P/L dated 08 August 2024 (refer **Appendix B**).
- ❖ BCA Report prepared by J Squared Engineering Pty Ltd dated 07 January 2025 (refer **Appendix C**).
- ❖ Bushfire Assessment prepared by Paul Kupacz (H Noon Ski Club) (refer **Appendix D**).
- ❖ Section J Report prepared by Max Brightwell dated October 2024 (refer **Appendix E**).
- ❖ Geotechnical Investigation prepared by Asset Geo Enviro dated 18 January 2025 (refer **Appendix F**).
- ❖ Geotechnical Declaration and Certification issued by Practical Engineering Solutions dated 21 January 2025 (refer **Appendix G**).
- ❖ Services Plan dated 19 June 2024 (refer **Appendix H**)
- ❖ Certificate of Title and Deposited Plan for Lot 721 DP1119757 (refer **Appendix I**).

The purpose of this report is to consider the site characteristics and the anticipated impacts of the proposed development providing an assessment in accordance with the matters for consideration in Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act). Specifically, the SEE includes the following information:

- Description of the site in its local context
- Identifies any proposed works
- Identifies and addresses relevant policies
- Assessment against relevant plans and policies
- Assess of potential environmental impacts and identification of mitigation measures

The subject site has a total area of 735.2m² of land with an existing Ski Club Lodged located on the lot. The proposed DA has been prepared to take into consideration the future use of the site and aims to improve the overall functionality of the site.

The proposed alterations & additions and associated works are not anticipated to have any adverse impacts on the surrounding amenity of adjoining lots or the nearby waterways. It is expected that any associated construction works for the proposed development may have potentially a minor impact on the location whilst under construction.



However, it is understood as part of the development assessment process that correspondence with neighbours regarding the proposed development along with any potential impact on their visual amenity may be undertaken to the NSW Department of Planning's discretion.

The following assessment of this DA determines it is not considered 'Integrated Development' pursuant to Section 4.46 of the EP&A Act. It is noted the proposed development is situated on land mapped as bushfire prone land (**BFPL**) and recognised as Special Fire Protection Purpose Development (**SFPP**). All SFPP development on BFPL must satisfy the aims and objectives of PBP 2019.

The aim of PBP 2019 is to provide for the protection of human life and minimise impacts on property from the threat of bush fire, while having due regard to development potential, site characteristics and protection of the environment.

The objectives are to:

- *Afford buildings and their occupants protection from exposure to a bush fire.*
- *Provide for a defensible space to be located around buildings.*
- *Provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings.*
- *Ensure that appropriate operational access and egress for emergency service personnel and occupants is available.*
- *Provide for ongoing management and maintenance of BPMs; and*
- *Ensure that utility services are adequate to meet the needs of firefighters.*

Due to the vulnerable nature of the occupants of SFPP developments, there is more reliance on the provisions of an APZ and emergency management.

The specific objectives required for the proposed development are detailed in Chapter 6 – Special Fire Protection Purpose Developments for Bushfire Protection 2019 (**PBP**) and include:

- *Minimise levels of radiant heat, localised smoke and ember attack through increased APZ, building design and siting;*
- *Provide an appropriate operational environment for emergency service personnel during firefighting and emergency management;*
- *Ensure the capacity of existing infrastructure (such as roads and utilities) can accommodate the increase in demand during emergencies as a result of the development; and*
- *Ensure emergency evacuation procedures and management which provides for the special characteristics and needs of occupants.*

However pursuant to Section 6.5 of the PBP 2019 the proposed development is considered minor development. Minor development listed in the PBP 2019 includes the following:

- *Internal Works*
- *Flag Poles*
- *Aerials and antennas*
- *Satellite dishes*



- *Paved areas*
- *Earthworks and draining*
- *Class 10a structures located further than 6m from a habitable building; and*
- *Minor non-structural building alterations (external) such as the following:*
 - *Painting, plastering, cement rendering, cladding, attaching fittings or decorative work;*
 - *The replacement of an external window, glazing areas or a door (however, the opening and/ or external glazed area of the window or door must not be increased in size);*
 - *The repair to or replacement of a non-structural wall or roof cladding;*
 - *The installation of a security screen or grill to a door or window or a security door;*
 - *The repair to or replacement of a balustrade; and*
 - *Re-stumping or repairing structure foundations without increasing the height of the structure.*

The development types listed above do not have any influence on potential bush fire impacts and the bush fire protection of the building. For this reason, the NSW RFS does not consider that a BFSa is necessary for the development types listed above. Wherever applicable, the building elements concerned will need to comply with the requirements of AS 3959 or NASH Standard under the NCC.

The existing building is provided with sprinklers and a fire alarm which are regularly inspected and operated. The building's excavation plan is also regularly reviewed and updated – where necessary.

It is considered that the proposed development satisfies the relevant provisions of the PBP 2019.

Further discussion regarding Integrated Development matters is provided later in this Statement.

This development application (DA) is not considered as 'Designated Development', 'Regionally Significant Development' or 'State Significant Development' pursuant to the EP&A Act or EP&A Regulation.

The subject site is mapped on the:

- Land Zoning Map within the SRLEP2013
- Terrestrial Biodiversity Map within the SRLEP2013
- Bushfire Prone Land (Non-EPI) within the SRLEP2013

However, as a result of this investigation it has been determined that any minor environmental impacts associated with the future operation of the subject site can be mitigated. It is concluded that the proposed development of the site is appropriate and permissible with development consent. Further discussion regarding this mapping is provided later in this Statement.

The proposed development has been designed to take into consideration the specific site characteristics, the existing access road, access ways and surrounding structures, The proposal retains the character of the existing and surrounding properties, in turn maximising the potential use of the site whilst also being mindful of any existing constraints.



This report concludes that the proposed development indicates a positive contribution to the Thredbo Alpine Resort Precinct, is consistent with the strategic planning for the area and the relevant planning legislation and policies. It is expected that any minor environmental impacts associated with the future operation of the development can be mitigated. As a result of this investigation, it is concluded that the proposed development of the site is permissible with conditional consent.



1.6 PROPOSED WORKS

This DA seeks to facilitate the development of the subject site for the purpose of alterations and additions to an existing Ski Club Lodge, specifically the application seeks development consent for alterations and additions as indicated on the Supporting Plans and Consultant Reports.

During construction and on-going use of the site, the appropriate sediment and erosion control measures will be implemented and maintained by the applicant's contractors. The proposed works will generally consist of works external to the existing Ski Club Lodge.

In detail, this development application seeks approval for:

- Alterations & Additions to the existing Hi Noon Ski Club Lodge, listed on the proposed Architectural Plans as:
 - Proposed ski/ bike storage area beneath existing floor above, with new landing/ ramp to match existing (refer **Drawing No 353-01**).
 - Proposed access ramp (refer **Drawing No 353-01**).
 - Proposed concrete path (refer **Drawing No 353-01**).
 - Remove existing steel landing/ stairs/ walkway/ ramp/ handrail and all associated steel framing in preparation for proposed bike storage area (refer **Drawing No 353-02**).
 - Proposed steel landing/ handrail as per existing (refer **Drawing No 353-03**).
 - Proposed timber framed wall w/ cladding/ windows to match existing (refer **Drawing No 353-03**).
 - Proposed new shower & fittings/ fixtures to existing WC room. Finishes as selected (refer **Drawing No 353-03**).
 - Proposed addition to ski store room ((refer **Drawing No 353-04 for Bike Storage Details**).
 - Reuse existing window 600x600 (refer **Drawing No 353-03**).
 - Proposed wall hung ski clips. Note ski clips to be to be fixed 110mm off wall (refer **Drawing No 353-04**).
 - Proposed timber framed wall with cladding to match existing (refer **Drawing No 353-04**).
 - Proposed steel ramp/ handrail as per engineers specification (refer **Drawing No 353-04**).
 - Proposed wall hung vertical bike rack system (refer **Drawing No 353-04**).
 - Remove existing portion of wall and windows for proposed addition to bike storage area (refer **Drawing No 353-05**).
 - Remove existing window awning (refer **Drawing No 353-05**).
 - Remove existing steel ramp/ walkway/ stairs/ landing/ handrail and all associated steel framing in preparation for proposed bike storage area (refer **Drawing No 353-05**).
 - Proposed timber framed wall w/ cladding/ windows to match existing (refer **Drawing No 353-06**).
 - Existing deck above to be sealed/ waterproofing to underside (above proposed bike area addition and entry landing area) (refer **Drawing No 353-06**).
 - Proposed steel landing/ handrail to match existing or as selected (refer **Drawing No 353-06**).
 - Proposed concrete path (refer **Drawing No 353-06**).
 - Proposed conversion of an existing storeroom located on the ground floor to a Single Occupancy Unit (SOU) (refer **Appendix C**).



on Lot 721 DP1119757 as per the Proposed Plans and Supporting Documentation/ Reports.

The proposed development has been designed to tie in with adjoining existing and future land uses, existing lot boundaries and visual amenity. It is considered to be an appropriate use of the subject land in relation to the location and zoning, makes good use of the land and will have minimal adverse environmental effects on the subject/ surrounding land, or any adjoining development, where managed with the appropriate conditions.

The proposed development has been prepared to meet the specific criteria that allows it to be classified as Ecologically Sustainability Development, this is explained in more detail later in this Statement.



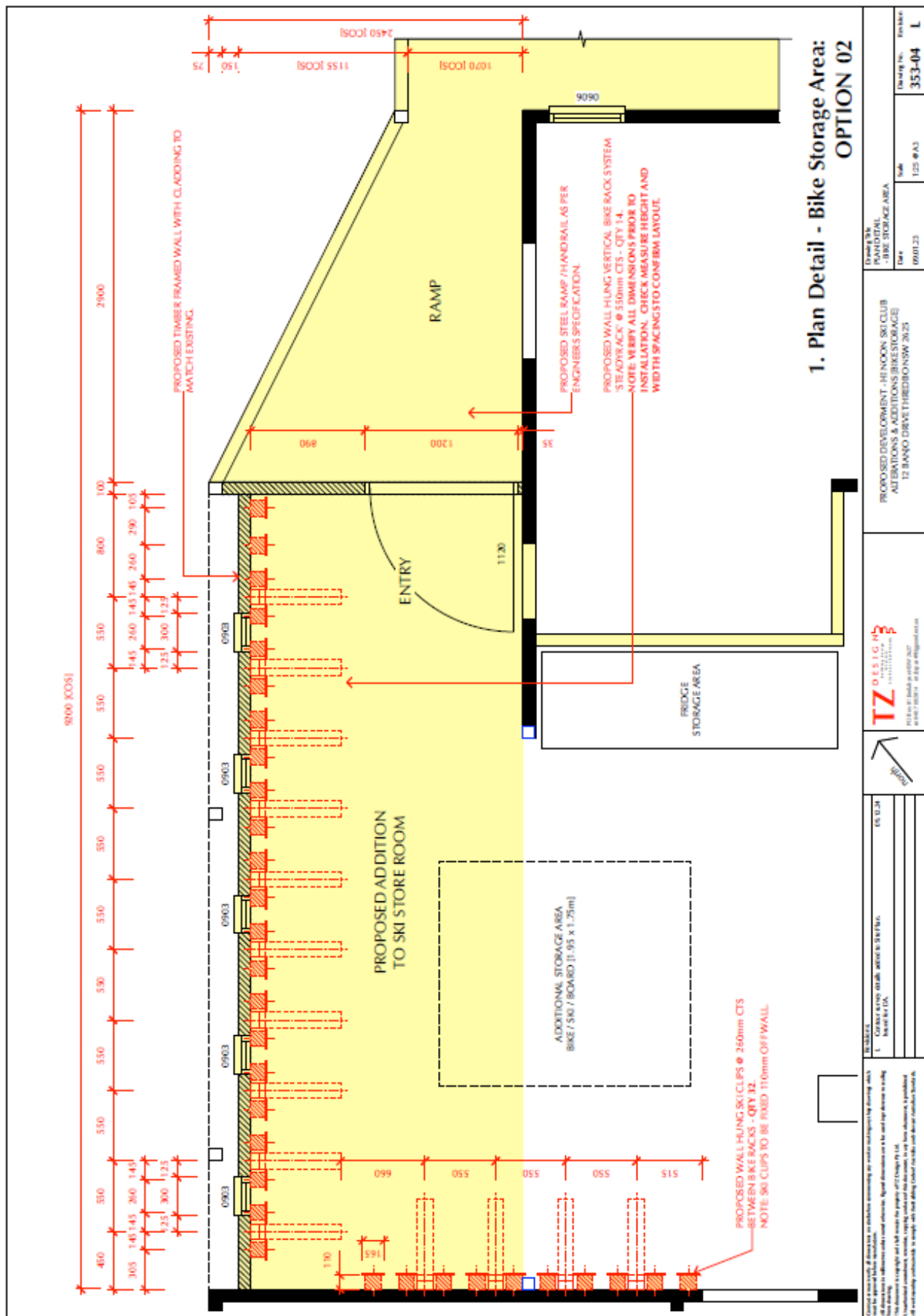


Figure 1.6: Plan Detail – Bike Storage Area (Source: TZ Designs, January 2025)

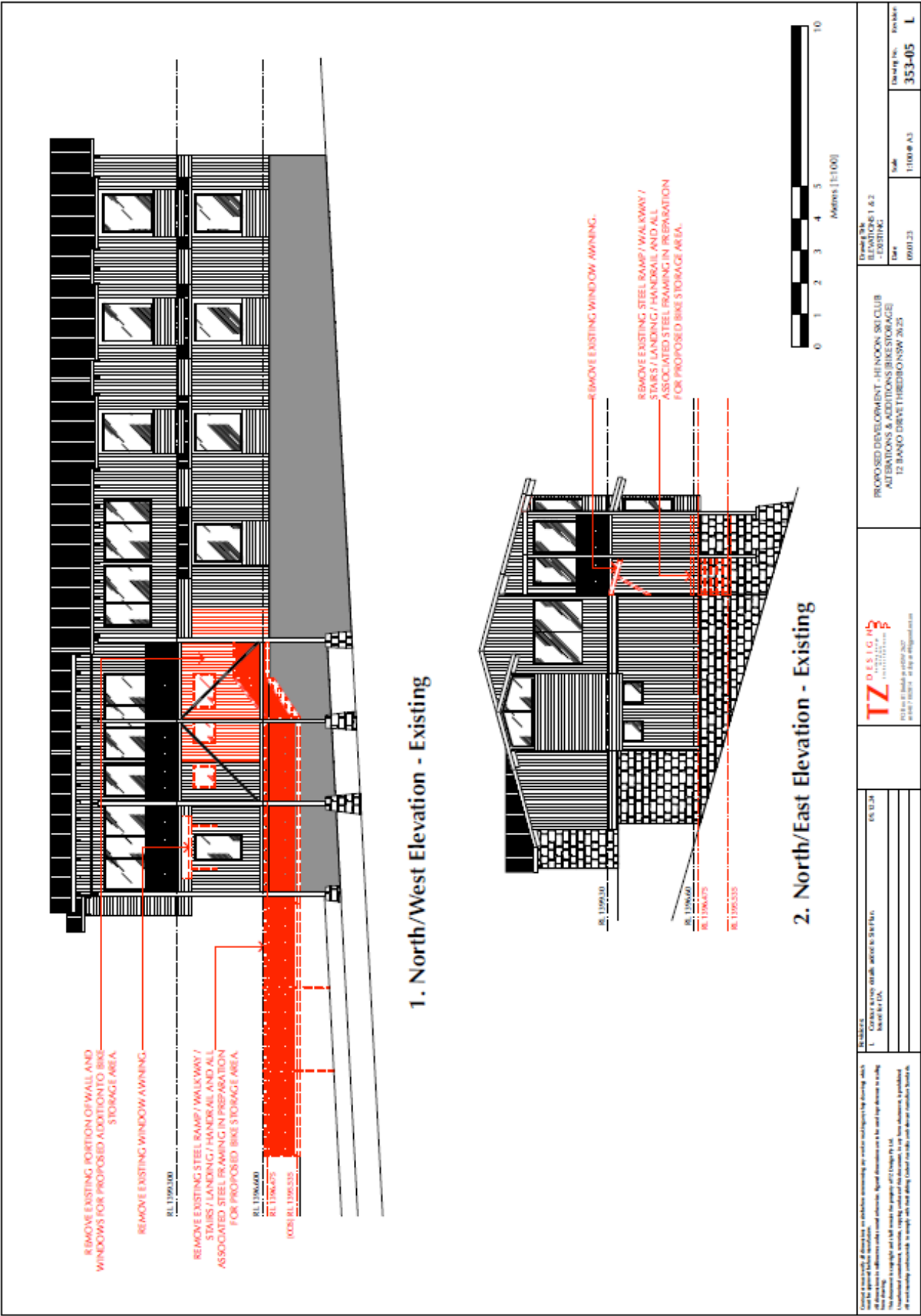


Figure 1.7: North/ West and North/ East Elevation - Existing (Source: TZ Designs, January 2025)

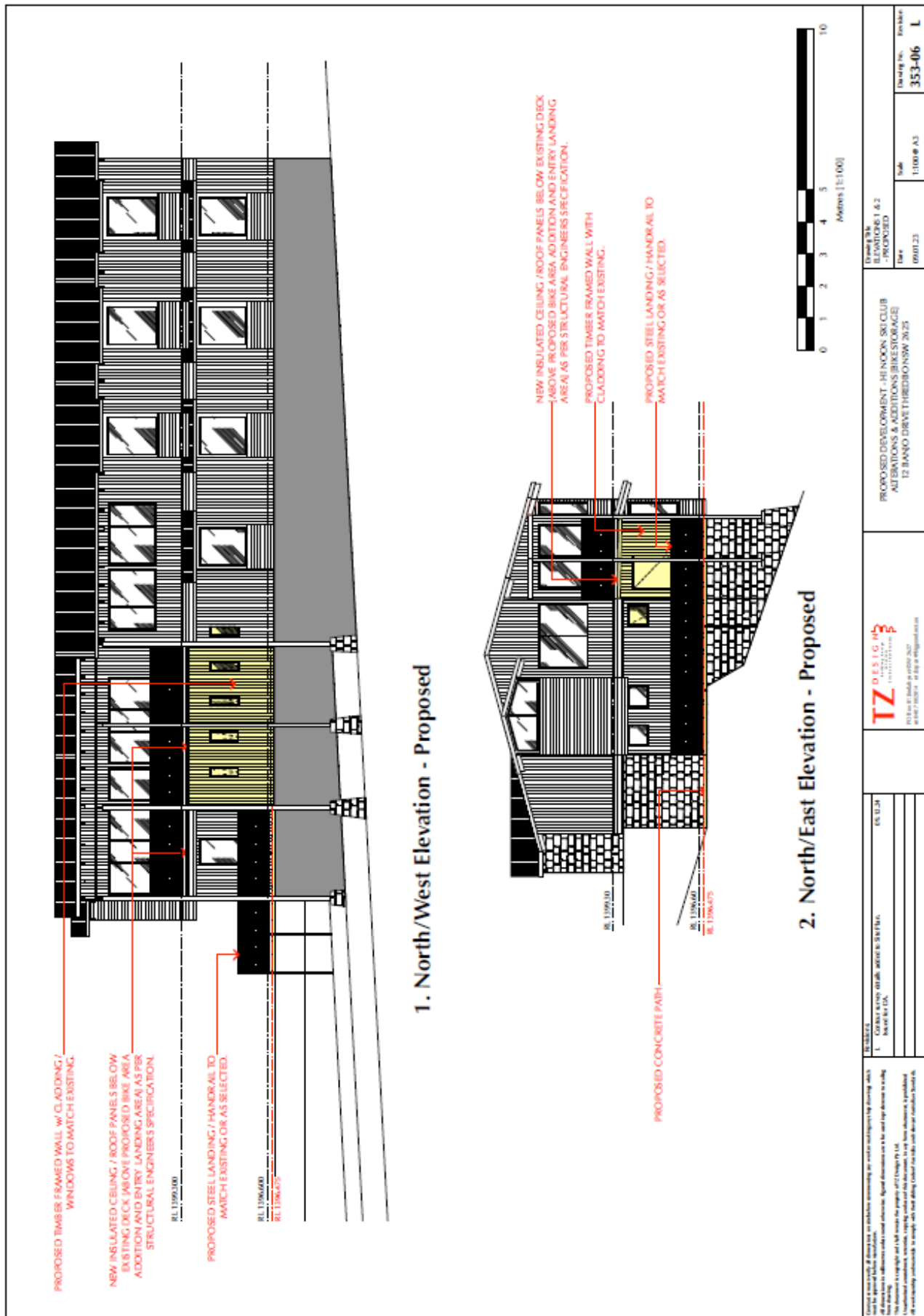
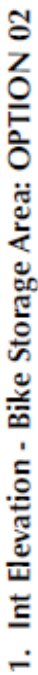


Figure 1.8: North/ West and North/ East Elevation - Proposed (Source: TZ Designs, January 2025)



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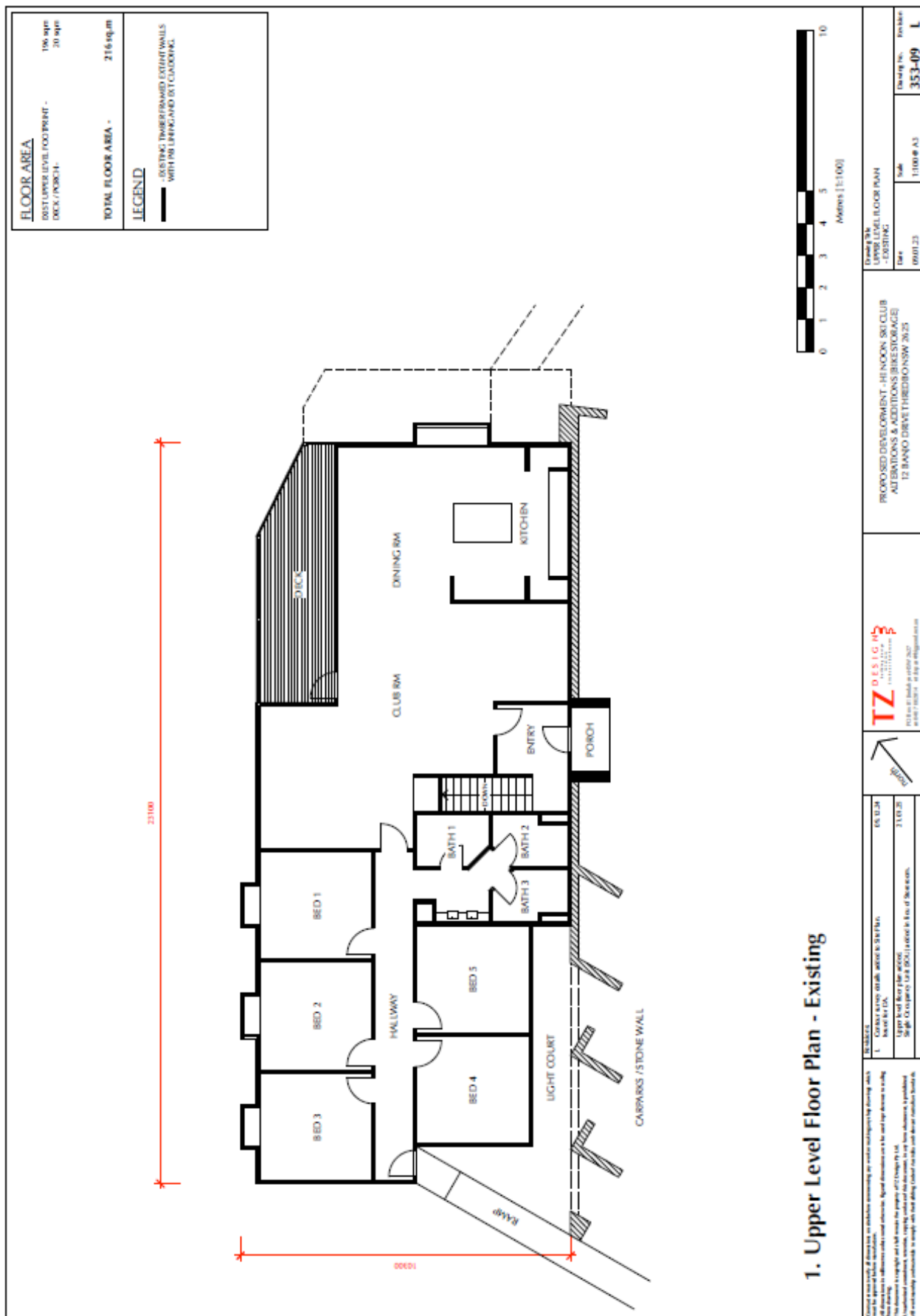


Figure 1.11: Upper Level Floor Plan - Existing (Source: TZ Designs, January 2025)

2. ASSESSMENT

The statutory process under the Environmental Planning and Assess Act 1979 requires an evaluation in accordance with the provisions of Section 4.15. The matters for consideration include:

The provisions of:

- ❖ Any environmental planning instrument,
- ❖ 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),
- ❖ Any development control plan,
- ❖ 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,
- ❖ The regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,
- ❖ The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality,
- ❖ The suitability of the site for the development,
- ❖ Any submission made in accordance with this Act or the regulations; and
- ❖ The public interest

This section of the SEE assesses the proposed development against the planning framework and planning controls applicable to the site and the development, including:

- Threatened Species and Biodiversity Impacts (Section 1.7 of the EP&A Act)
- Integrated Development Matters (Section 4.46 of the EP& A Act)
- Bushfire Prone Land (Section 4.14 of the EP&A Act), and
- Matters for consideration relating to Development Applications (Section 4.15 of the EP&A Act)



2.1 ENVIRONMENTAL PLANNING INSTRUMENTS

State Environmental Planning Policy (Precincts – Regional) 2021

The State Environmental Planning Policy (Precincts – Regional) 2021 is the statutory framework regulating land uses within the Kosciuszko Alpine Region and the development of the site. The site is zoned C1 National Parks and Nature Reserves (refer **Figure 2.1**).

This development involves alterations and additions to an existing Ski Club Lodge that is permissible with conditional consent pursuant to clause 4.7 of the SEPP (Precincts – Regional) 2021 within the C1 National Parks and Nature Reserves zone. An assessment against the relevant Planning Legislation is tabulated below.

TABLE 1 - AIMS AND OBJECTIVES OF CHAPTER 4 KOSCIUSKO ALPINE REGION

AIMS AND OBJECTIVES OF CHAPTER 4 KOSCIUSKO ALPINE REGION	COMPLIANCE
<p>(1) <i>The aim of this Chapter is to protect and enhance the Alpine Region by ensuring development is managed with regard to the principles of ecologically sustainable development, including the conservation and restoration of ecological processes, natural systems and biodiversity.</i></p>	<p>Consistent. The original concept of sustainable development articulated in <i>Our Common Future</i> is of ‘<i>development that meets the needs of the present without compromising the ability of future generations to meet their own needs</i>’.</p> <p>In Australia, the adjective ‘sustainable’ is qualified by the word ‘ecologically’ to emphasise the necessary integration of economy and environment.</p> <p>Ecologically Sustainable Development (ESD) involves a cluster of elements or principles. The following six (6) are worth highlighting:</p> <ol style="list-style-type: none">1. Principle of sustainable use2. Principle of integration3. Precautionary principle4. Inter-generational and inter-generational equity5. Conservation of biodiversity diversity and ecological integrity6. Internalisation of external environmental costs. <p>The concept of sustainability applies not merely to development but to the environment.</p> <p>The Australian National Strategy for Ecologically Sustainable Development defines ESD as ‘development that improves the total quality of life both now and in the future, in a way that maintains the ecological processes on which life depends’.</p>



	<p>ESD requires the effective integration of economic and environmental considerations in the decision- making process.</p> <p>The principle of integration ensures mutual respect and reciprocity between the economic and environmental considerations. Specifically, the following points need to be taken into consideration when assessing a development application:</p> <ul style="list-style-type: none"> • Environmental considerations are to be integrated into economic and other development plans, programs and projects, and • Development needs are to be taken into account when applying environmental objectives. <p>ESD mandates that the conservation of biological diversity and ecological integrity should be a fundamental consideration in decision-making including in the formulation, adoption and implementation of any economic and other development plan, program or project.</p> <p>Although it could be argued ESD lacks a precise accepted definition, it is generally recognised as an important concept as it ensures environmental factors and future generations are considered in assessing current development applications.</p> <p>The proposed development for the Alterations & Additions to an Existing Ski Club Lodge can be categorized as an ESD as depicted in this Statement as it is a development that meets the needs of the present generation whilst not compromising the ability of future generations to also meet their needs.</p>
<p><i>(2) The objectives of this Chapter are as follows—</i></p> <p><i>(a) to encourage the carrying out of a range of development to support sustainable tourism in the Alpine Region all year round, if the development does not result in adverse environmental, social or economic impacts on the natural or cultural environment of the Alpine Region, including cumulative impacts on the environment from development and resource use,</i></p>	<p>Consistent. The proposed development has been prepared in accordance with the relevant legislation and has consciously been prepared to support sustainable tourism in the Alpine Region all year round.</p> <p>The proposed development is actively utilising the principles behind ESD as it is a development that meets the needs of the present generation whilst not compromising the ability of future generations to also meet their needs.</p> <p>Further to that and during the construction phase of the proposed development, to ensure there are no adverse environmental impacts, the installation of erosion and sediment controls, and the provision of waste receptors and temporary construction exits that will be maintained in a condition that prevents tracking or flowing of sediment onto public or private property.</p>



	<p>This assessment has found that the proposal will deliver a development that enables the orderly and economic use and development of the land that complies with key controls in SEPP (Precincts – Regional) 2021 and other Government agencies, has minor and manageable environmental impacts and is compatible with the existing and desired local area character.</p>
<p><i>(b) to establish planning controls that—</i></p> <p><i>(i) contribute to and facilitate the carrying out of ecologically sustainable development in the Alpine Region, and</i></p> <p><i>(ii) recognise the Alpine Region's significant contribution to recreation and the tourism economy in the State,</i></p>	<p>Consistent. The proposed development contributes to and facilitates the carrying out of ecologically sustainable development in the Alpine region as demonstrated above.</p> <p>The proposal has been prepared and recognises the Alpine Regions significant contribution to recreation and the tourism economy of the State.</p>
<p><i>(c) to minimise the risk to the community of exposure to environmental hazards, particularly geotechnical hazards, bush fires and flooding, by—</i></p> <p><i>(i) generally requiring development consent on land in the Alpine Region, and</i></p> <p><i>(ii) establishing planning controls for buildings to ensure the safety of persons using the buildings if there is a fire.</i></p>	<p>Consistent. The proposal for minimal Alterations and Additions to an existing ski lodge actively minimises any exposure to environmental hazards, particularly geotechnical hazards bush fires and flooding by ensuring the planning controls that relate the subject land and ensuring the safety of persons using the building if there is a fire.</p>



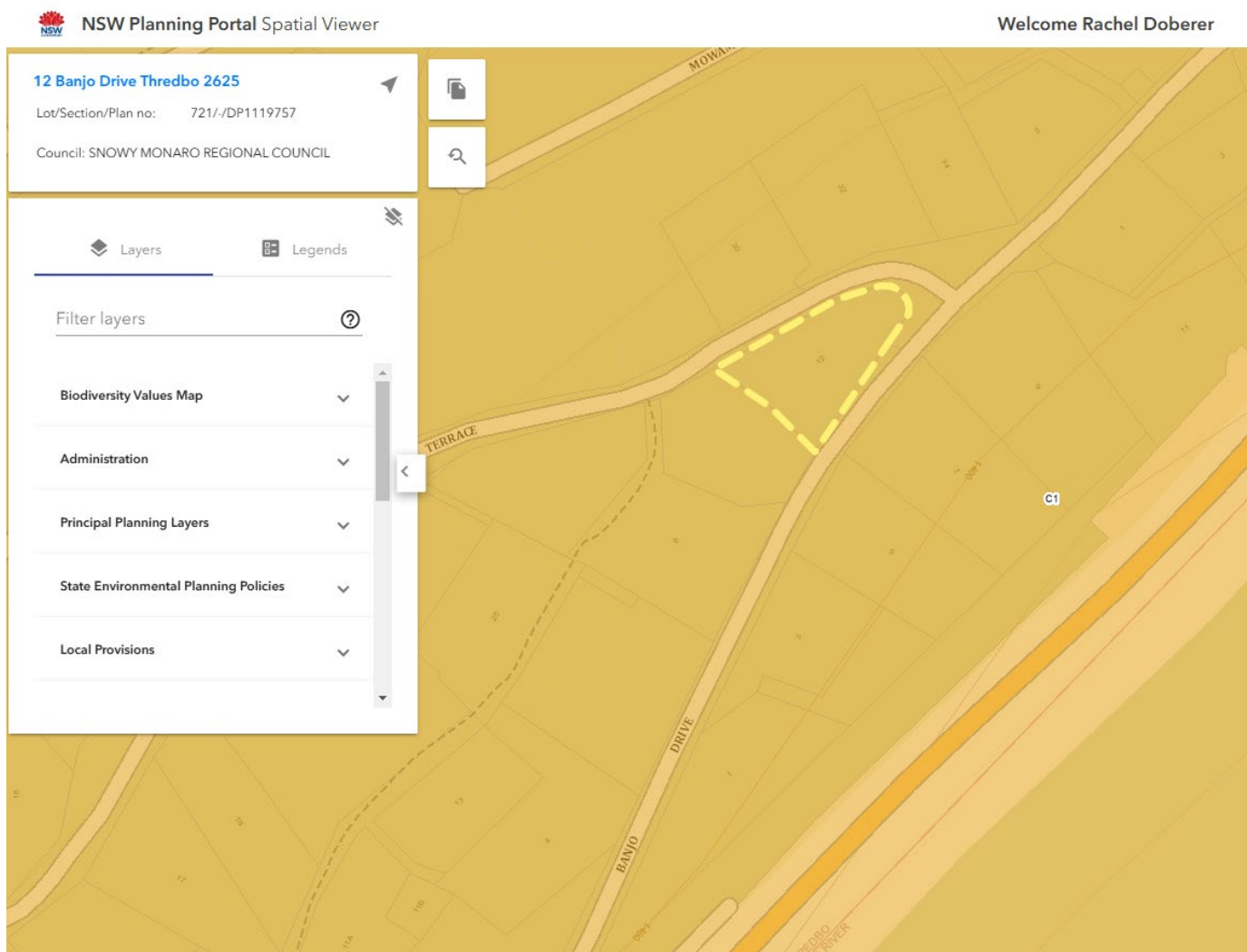


Figure 2.1: Land Zoning Map (Source: NSW Government Planning Portal Spatial Viewer, November 2024)

TABLE 2 - OBJECTIVES OF THE C1 NATIONAL PARKS AND NATURE RESERVES ZONE

The subject site is zoned C1 National Parks and Nature Reserves Zone (refer **Figure 2.1**). The following table demonstrates that the proposed Alterations and Additions to an existing Ski Club Lodge is consistent with the objectives of the zone.

OBJECTIVES OF C1 NATIONAL PARKS AND NATURE RESERVES ZONE – SMLEP2013	COMPLIANCE
<p><i>To enable the management and appropriate use of land that is reserved under the National Parks and Wildlife Act 1974 or that is acquired under Part 11 of that Act..</i></p>	<p>Consistent. The proposal is found to be consistent with the management and appropriate use of land that's is reserved under the National Parks and Wildlife Act 1974 providing for a low-impact development that is permitted within the zone with conditional consent. The proposed development is sympathetic with the surrounding amenity of the area, considers the opportunities and constraints of the site including all relevant legislation and is therefore considered worthy of the Departments support.</p> <p>The proposed development provides an appropriate planning outcome for the subject land that takes into consideration the ecological impacts, aesthetic value of the land and the surrounding land uses. The proposed development is situated on land free of any major constraints, other than being mapped as Bushfire Prone Land (BFPL), this is discussed in more detail later in this statement.</p> <p>It is considered the proposed development is consistent with the aims and objectives of the relevant planning instruments, is compatible with and responds positively to the site-specific conditions.</p> <p>No significant or threatened ecological species or vegetation exists on the subject site. The proposed DA has been prepared in respect to the biodiversity of the site, onsite wastewater reports, bushfire assessment, natural topography, vista's, amenities, buffer zones and accessibility.</p> <p>This assessment has found that the proposal will deliver a development that enables the orderly and economic use and development of the land that complies with key controls in the SE, has minor environmental impacts that are manageable and compatible with the existing and desired local area character.</p>
<p><i>To enable uses authorised under the National Parks and Wildlife Act 1974.</i></p>	<p>Consistent. The proposed development is purely Alterations and Additions to an existing approved use (Ski Club Lodge) within this zone.</p>



<p><i>To identify land that is to be reserved under the National Parks and Wildlife Act 1974 and to protect the environmental significance of that land.</i></p>	<p>Consistent. The proposed development is purely Alterations and Additions to an existing approved use (Ski Club Lodge) within this zone.</p> <p>The proposal is expected to have a minimum impact in terms of the natural environment, this extends to the management of the biodiversity and environmental values of the land.</p> <p>The proposed development has taken into consideration any possible concerns and it has been determined that it will not have any detrimental effects on the biodiversity structure, function, and composition of the land.</p>
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2.2 POTENTIAL NATIVE VEGETATION IMPACT PURSUANT TO THE BIODIVERSITY CONSERVATION ACT 2016 AND THE BIODIVERSITY CONSERVATION REGULATION 2017

The NSW *Biodiversity Conservation Act 2016* (BC Act) commenced on 25 August 2017, the purpose of which is *'to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development'*.

The BC Act outlines the NSW framework for addressing impacts on biodiversity from development and clearing. Supported by the NSW *Biodiversity Conservation Regulation 2017* (BC Regulation), the BC Act establishes a framework to avoid, minimize and offset impacts on biodiversity from development through the Biodiversity Offsets Scheme (BOS).

Under the BC Act, the BOS is triggered, and a Biodiversity Development Assessment Report (BDAR) required if a proposed development:

1. Will involve clearance of native vegetation (including trees, understory plants, groundcover plants, and wetland plants) or a prescribed impact (as set out in Clause 6.1 of the BC Regulation on land identified on the Biodiversity Values Map; and'/ or
2. Will exceed the native vegetation clearance threshold for the smallest minimum lot size associated with the development area; and/or
3. May significantly impact one or more BC Act listed entities (i.e threatened species or ecological communities)

The subject lot is not mapped on the Biodiversity Values Map, however it is important to note, any potential areas of native vegetation disturbance are not located in this area.

As demonstrated in the supporting information contained in the Appendix's, the proposed development of the subject land will not clear greater than the threshold level of native vegetation, being 0.25ha (2500m²), and as such does not trigger the requirement for a BDAR.



2.4 INTEGRATED DEVELOPMENT

Sections 4.46 and 4.47 of the EP&A Act requires a review of whether the proposed development on the subject site would trigger an approval under other environmental or related legislation. Such development is categorised as 'Integrated Development'.

The following provides brief commentary on whether any aspect of the development triggers a need for the consent authority to obtain General Terms of Approval from the relevant approval bodies.

TABLE 3 – INTEGRATED DEVELOPMENT

ACT	COMMENT
<i>Coal Mine Subsidence Compensation Act 2017</i>	The site is not located within a mine subsidence district.
<i>Fisheries Management Act 1994</i>	The subject site does not contain any permanent water bodies, nor is it located within Key Fish Habitat. It is considered the proposed development will not harm marine vegetation, nor will it require dredging of the bed and land reclamation of a Key Fish Habitat Creek.
<i>Heritage Act 1977</i>	No works are proposed that are referred to pursuant to section 57 of <i>Heritage Act 1977</i> .
<i>Mining Act 1992</i>	No mining lease is being sought as part of this DA, noting this DA is for Alterations & Additions to an existing Ski Club Lodge.
<i>National Parks and Wildlife Act 1974</i>	The subject site has not been identified as containing any archaeological sites and is primarily of 'low' archaeological potential.
<i>Petroleum (Onshore Act) 1991</i>	No production lease is being sought as a part of this DA, noting this DA is for Alterations & Additions to an existing Ski Club Lodge.
<i>Protection of the Environment Operations Act 1997</i>	The implementation of appropriate environmental protection works will ensure that no licence will be required.
<i>Roads Act 1993</i>	Section 138 of the Roads Act 1993 requires an approval from the Roads Authority for certain works in, on or over a public road, or to connect to a classified road.



	<p>No works are required to connect the Site to a Local road. TfNSW is not likely to be the referral agency for the subject application pursuant to Section 4.46 of the EP&A Act.</p> <p>Under this legislation, the proposed development, therefore, does not trigger the application as requiring integrated approval from TfNSW.</p>
Rural Fires Act 1997	<p>The subject land is identified as being bushfire prone land (BFPL) pursuant to the mapping within the YVLEP2013 (refer Figure 2.3).</p> <p>Due to the vulnerable nature of the occupants of SFPP developments, there is more reliance on the provisions of an APZ and emergency management.</p> <p>The specific objectives required for the proposed development are detailed in Chapter 6 – Special Fire Protection Purpose Developments for Bushfire Protection 2019 (PBP) and include:</p> <ul style="list-style-type: none"> • <i>Minimise levels of radiant heat, localised smoke and ember attack through increased APZ, building design and siting;</i> • <i>Provide an appropriate operational environment for emergency service personnel during firefighting and emergency management;</i> • <i>Ensure the capacity of existing infrastructure (such as roads and utilities) can accommodate the increase in demand during emergencies as a result of the development; and</i> • <i>Ensure emergency evacuation procedures and management which provides for the special characteristics and needs of occupants.</i> <p>However pursuant to Section 6.5 of the PBP 2019 the proposed development is considered minor development. Minor development listed in the PBP 2019 includes the following:</p> <ul style="list-style-type: none"> • <i>Internal Works</i> • <i>Flag Poles</i> • <i>Aerials and antennas</i> • <i>Satellite dishes</i> • <i>Paved areas</i> • <i>Earthworks and draining</i> • <i>Class 10a structures located further than 6m from a habitable building; and</i>

	<ul style="list-style-type: none"> • <i>Minor non-structural building alterations (external) such as the following:</i> <ul style="list-style-type: none"> ➤ <i>Painting, plastering, cement rendering, cladding, attaching fittings or decorative work;</i> ➤ <i>The replacement of an external window, glazing areas or a door (however, the opening and/ or external glazed area of the window or door must not be increased in size);</i> ➤ <i>The repair to or replacement of a non-structural wall or roof cladding;</i> ➤ <i>The installation of a security screen or grill to a door or window or a security door;</i> ➤ <i>The repair to or replacement of a balustrade; and</i> ➤ <i>Re-stumping or repairing structure foundations without increasing the height of the structure.</i> <p><i>The development types listed above do not have any influence on potential bush fire impacts and the bush fire protection of the building. For this reason, the NSW RFS does not consider that a BFSA is necessary for the development types listed above. Wherever applicable, the building elements concerned will need to comply with the requirements of AS 3959 or NASH Standard under the NCC.</i></p> <p>The existing building is provided with sprinklers and a fire alarm which are regularly inspected and operated. The building's excavation plan is also regularly reviewed and updated – where necessary.</p> <p>It is considered that the proposed development satisfies the relevant provisions of the PBP 2019.</p> <p>Based on the bushfire assessment and the recommendations contained in this report, the proposed development is deemed to comply with the specific and broad objectives of PBP (2019), the requirements of the Rural Fire regulations (2013) and, therefore, suitable for submission to the NSW RFS for the issuing of a bush fire safety authority.</p>
<p><i>Water Management Act 2000</i></p>	<p>There are no watercourses that traverse the site or are nearby.</p> <p>As such the development does not warrant approval pursuant to section 91(2) of the <i>Water Management Act 2000</i> for a Controlled Activity Approval.</p>



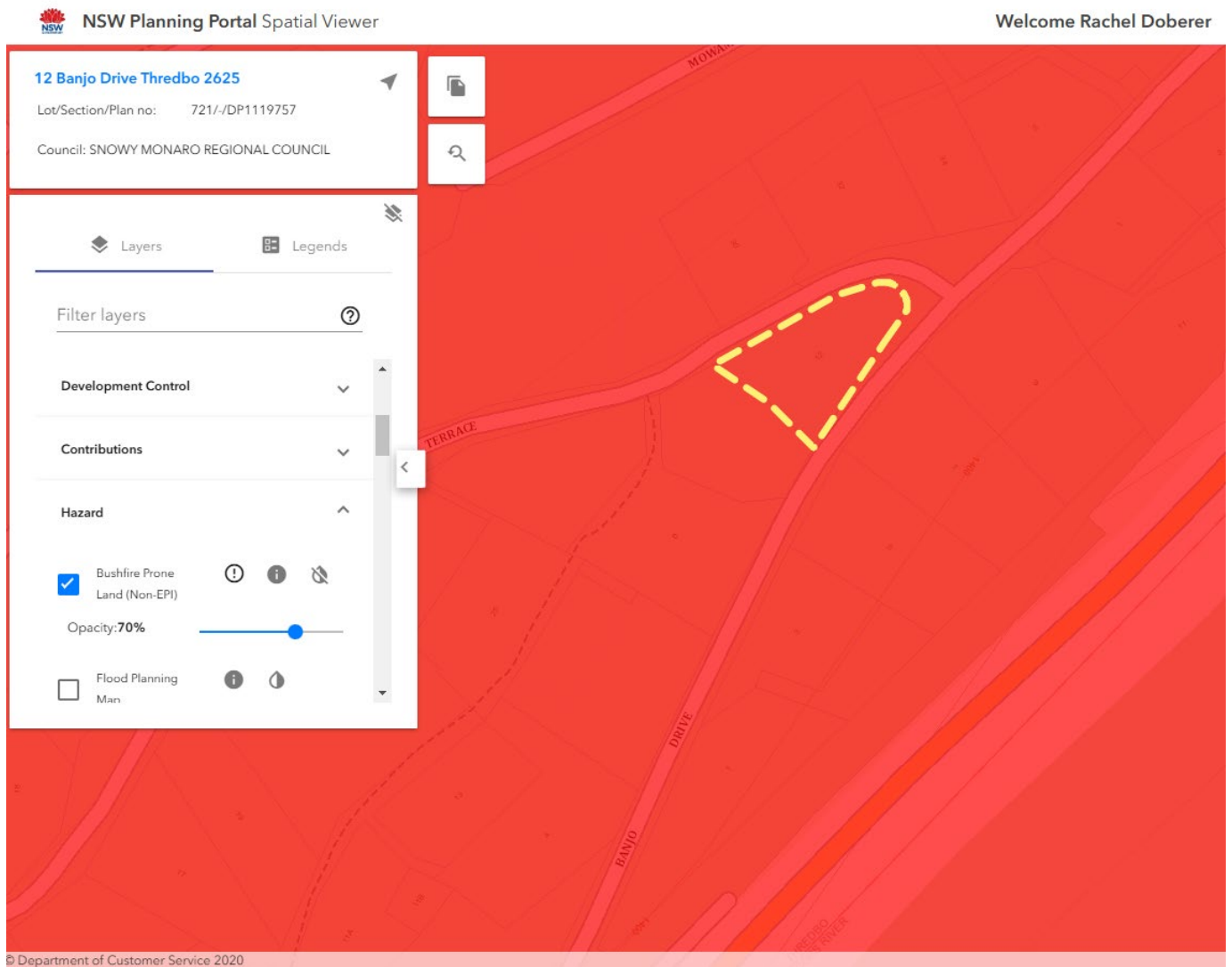


Figure 2.3: Bushfire Prone Land Mapping (Source: NSW Government Planning Portal Spatial Viewer, November 2024)

2.5 STATE ENVIRONMENTAL PLANNING POLICIES

State Environmental Planning Policies (SEPPs) are environmental planning instruments that deal with matters of State or Regional environmental planning significance.

The following provides a brief commentary on whether the key SEPPs are relevant to this proposal.

TABLE 4 – SEPPS

SEPP	COMMENT
<i>SEPP (Biodiversity and Conservation) 2021</i>	<p>This SEPP aims to protect the biodiversity values of trees and vegetation in non-rural areas of the State and preserve the amenity of non-rural areas of the State through the preservation of tree and other vegetation. Provisions protecting bushland, trees, heritage items, waterways, wetlands, and koalas are included in the SEPP.</p> <p>Clearing of vegetation requires consent and has been assessed under the provisions of the Biodiversity Conservation Act. No additional permits from the Department for the clearing of vegetation is anticipated.</p> <p>There are no recent records of Koalas in the locality and the species is generally not known to occur in area. The subject land does not constitute Koala habitat, and therefore the Department can be satisfied that the proposed development is unlikely to have any impact on Koalas or Koala habitat and may grant consent to the development application.</p>
<i>SEPP (Transport and Infrastructure) 2021</i>	<p>There are provisions contained within the SEPP which are triggers for the referral of the DA to certain authorities prior to the Department being able to grant consent. The potential triggers for referral are summarised as follows:</p> <p><u>Development Likely to affect an electricity transmission or distribution network</u></p> <p>Clause 2.48 of the SEPP requires the Department to give written notice to the electricity supply authority (and consider any response received within 21 days) when a DA involves development that comprises or involves:</p> <ul style="list-style-type: none"> • The penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of electricity tower. • Development carried out within or immediately adjacent to an easement for electricity purposes or substation, or within 5 metres of an exposed overhead electricity power line.



	<ul style="list-style-type: none"> • Development involving the installation of a swimming pool within 30m of a structure supporting an overhead transmission line, or within 5m of an overhead electricity power line. • Development involving or requiring the placement of power lines underground. <p>Based in a review of the plans and documents submitted with the DA, the proposed DA is unlikely to trigger referral to the electrical supply authority, as the nearest overhead pole location is further than 5 metres of any anticipated future construction site.</p> <p><u>Development in or adjacent to road corridors and road reservations</u></p> <p>Clause 2.122 of the SEPP requires the Department to give written notice to Transport for NSW (and consider any response received within 21 days) when a DA involves traffic generating development of a kind specified in Column 1 of Schedule 3 of the SEPP.</p> <p>The nature and scale of the proposed development does not trigger referral of the application to TfNSW.</p>
<i>SEPP (Primary Production) 2021</i>	<p>This SEPP contains planning provisions to protect and support agricultural lands and opportunities for Primary Production.</p> <p>The proposed development for Alterations & Additions to an existing Ski Club Lodge, does not relate to any of the items listed above and as such this SEPP is not applicable to this development application.</p>
<i>SEPP (Resilience and Hazards) 2021</i>	<p>This SEPP requires that a consent authority must consider the contamination potential of the land, and if the land is contaminated, it is satisfied that the land is suitable for the development in its contaminated state, or that appropriate arrangements have been made to remediate the site prior to the development being carried out.</p> <p>It is noted the proposed development is not located on 'Contaminated Land'.</p> <p>'Contaminated Land' means land in, on or under which any substance is present at a concentration above the concentration at which the substance is normally present in, on or under (respectively) land in the same locality, being a presence that presents a risk of harm to human health or any other aspect of the environment.</p>



	<p>Taking into consideration the historic use of the site the Department can be satisfied that the land is not contaminated and is not land specified in subsection (4) of clause 4.6 of the SEPP (such that there is no requirement for a preliminary site investigation report).</p>
<p><i>SEPP (Sustainable Buildings) 2022</i></p>	<p>This SEPP encourages the design and construction of more sustainable buildings across NSW.</p> <p>Whilst this development is considered non-residential a Section J Report has been prepared by Max Brightwell dated October 2024 (refer Appendix E) that recommends:</p> <ol style="list-style-type: none"> 1. Any new mechanical ventilation system to the alterations and additions shall be designed by a suitably qualified Engineer and must comply with the requirements outlined in Heading 8. 2. Lighting and Power to the alterations and additions shall comply with the requirements outlined in Heading 9, while the maximum illumination power density for the storage addition shall be 1.5w/m² and for the new bathroom it shall be 3w/m². 3. Any new boiled water or chilled water storage units shall have its power supply controlled by a time switch in accordance with Spec 40.
<p><i>SEPP (Exempt and Complying Codes) 2008</i></p>	<p>The proposed Alterations & Additions to an existing Ski Club Lodge does not qualify to be assessed against this code.</p> <p>As such this SEPP is not applicable to the assessment of this application.</p>
<p><i>SEPP (Planning Systems) 2021</i></p>	<p>This SEPP contains planning rules that allow for a strategic and inclusive planning system for the community and the environment for State Significant Development.</p> <p>The proposed development is not classified as State Significant Development and therefore this SEPP is not applicable to this development application.</p>
<p><i>SEPP (Resources and Energy) 2021</i></p>	<p>This SEPP contains planning rules that promote the sustainable use of NSW's resources and transitioning to renewable energy. Specifically for the assessment and development of mining, petroleum production and extractive material resource proposals.</p>

	<p>The proposed development does not relate to the developments listed above and as such this SEPP is not applicable to this development application.</p>
<i>SEPP (Housing) 2021</i>	<p>This SEPP facilitates development of affordable and diverse housing including boarding houses, build-to-rent housing, seniors housing, caravan parks/ manufactured home estates, group home, secondary dwellings, social and affordable housing and short-term rental accommodation.</p> <p>The proposed development does not relate to the delivery of development listed above. As such this SEPP is not applicable to this development application.</p>
<i>SEPP (Industry and Employment) 2021</i>	<p>This SEPP contains planning rules that applies to employment land in western Sydney and for advertising and signage in NSW.</p> <p>The proposed development does not relate to any of the items listed above and as such this SEPP is not applicable to this development application.</p>
<i>SEPP (Precincts - Regional) 2021</i>	<p>This SEPP aims to protect and enhance the Alpine Region by ensuring development is managed with regard to the principles of ecologically sustainable development, including the conservation and restoration of ecological processes, natural systems and biodiversity.</p> <p>The proposed development relates to an existing club lodge building which is now relatively dated. The proposed development aims to improve and update the external appearance of the building.</p> <p>The proposed development is considered unlikely to impact on the natural character of the site or its surrounding sub-alpine environment and, since there is no proposed change to the building footprint, the development will have no impact on major view corridors.</p>



2.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the subject application as per Clause 4.15 of the EP&A Act

The following table summarises the key findings in the context of Section 4.15 of the Act under which the application must be assessed.

TABLE 5 – SECTION 4.15 OF THE EP&A ACT

OBJECT	COMMENT
<p>(a) <i>the provisions of—</i></p> <p><i>(i) any environmental planning instrument, and</i></p> <p><i>(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</i></p> <p><i>(iii) any development control plan, and</i></p> <p><i>(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</i></p> <p><i>(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),</i></p> <p><i>(v) (Repealed)</i></p> <p><i>that apply to the land to which the development application relates,</i></p>	<p>The proposed development has been prepared taking into consideration any potential socioeconomic and environmental concerns.</p> <p>It has been determined the proposed development will not raise any matters of significance to inhibit the approval of the development application.</p> <p>The proposal has been assessed against the relevant provision of the Environmental Planning and Assessment Act 1979, the relevant Local Environmental Plan specifically the SEPP (Precincts – Regional) 2021..</p> <p>The proposal is permissible with the Departments consent within the zone and meets the relevant objectives of the C1 National Parks and Nature Reserves zone confirming the proposed development meets the relevant objectives.</p> <p>Careful consideration has been given to the design of the proposed development to ensure that a high-quality outcome is achieved whilst also attaining an environmentally sustainable development that is compatible with and sympathetic to surrounding and neighbouring properties.</p>
<p>(b) <i>the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</i></p>	<p>The proposed development has been prepared to facilitate an ecologically sustainable development that represents rational, orderly, economic and sustainable use of the land.</p> <p>The proposed Alterations & Additions to an existing Ski Club Lodge has been designed to take into consideration the subject site and surrounds.</p>

	<p>The proposed development has been prepared by integrating the relevant economic, environmental and social considerations to result in an achievable planning outcome.</p> <p>It has been determined that any minor impacts of the development will have little to no effect on the surrounding environment. The proposed development of the subject lot is expected to lay the foundation for more efficient utilization of the land, and it is expected to contribute in varying degrees to the local economy.</p>
<i>(c) the suitability of the site for the development,</i>	<p>The proposed development is consistent with, and compatible with the surrounding land uses of Thredbo Alpine Village.</p> <p>The proposed development has been designed to have regard for the existing land uses and will not adversely affect the amenity of the surrounding area, environment, or adjoining neighbours, maintaining the opportunity for sustainable residential development. Therefore, the site is considered suitable for the proposed development.</p>
<i>(d) any submissions made in accordance with this Act or the regulations,</i>	<p>The Department is required to take into consideration any submission made in accordance with the Departments notification policy and the notification provisions of the EP&A Act.</p>
<i>(e) the public interest.</i>	<p>This development application seeks approval for proposed Alterations & Additions to an existing Ski Club Lodge. The proposal is considered in the public interest for the following reasons:</p> <ul style="list-style-type: none"> • Facilitates ecologically sustainable development of an existing Ski Club Lodge within an existing National Park and Nature Reserve. This is explained in more detail later in this Statement. • The subject site is located within the C1 National Parks and Nature Reserves zone of Thredbo Village. The vision for the expansion of Thredbo Village is to create high quality and ecologically sustainable environment integrated with good accessibility and open space. This DA meets the intent of this by providing a high-quality development which will support the other uses of the area. • Accommodates alterations and additions to an existing Ski Club Lodge within Thredbo Village to improve and update the external appearance. • The site is zoned for development purposes, and the proposed development provides for a development

	<p>(alterations and additions) that is consistent with the objectives and controls contained in the SEPP (Precincts – Regional) 2021.</p> <ul style="list-style-type: none"> • It is expected any construction works associated with the proposed and future development will contribute in varying degrees to the local economy and Thredbo Alpine Village more generally.
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3. CONCLUSION

This application seeks approval for proposed Alterations & Additions to an existing Ski Club Lodge. It is concluded, the approval of the Development Application at Lot 721 DP1119757 12 Banjo Drive, THREDBO is an appropriate, orderly and compatible form of development when assessed under Section 4.15 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

The environmental assessment of the proposed development has demonstrated that it will have minimal adverse environmental impacts. The proposal is permissible with The Departments consent within the zone and meets the relevant objectives of the C1 National Parks and Nature Reserves zone.

Careful consideration has been given to the design of the proposed development to ensure that a high-quality outcome is achieved whilst also achieving an environmentally sustainable development that is compatible with and sympathetic to surrounding properties.

The proposal has been prepared with respect to create an appealing development within the Thredbo Alpine Village. The application is supported by the appropriate documents that satisfy the Departments requirements and demonstrate that the subject site is suitable for the proposed development.

The assessment of the proposed development has been documented in this Statement of Environmental Effects to visualise all aspects of the relevant matters for consideration under the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*.

The assessment concludes the proposed development is permissible within the C1 National Parks and Nature Reserves zone, is consistent with the specific provisions contained in the SEPP (Precincts - Regional) 2021. It is recommended that sufficient information has been submitted with the Development Application to allow the Department of Planning, Housing and Infrastructure to make an informed decision on the proposal. It is the findings of this Statement of Environmental Effects that the proposed development should be supported.

