

Statement of Environmental Effects

1400 Kosciuszko Road
Jindabyne NSW 2627

Development Application for:

Installation of boom gates, minor building alterations for use as staff accommodation

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1 Introduction

Council Approval Group has been engaged by Sushil Kamble to prepare and submit a Development Application (DA) for the installation of boom gates at the entry to the property, and for minor building alterations to part of an existing building to be used for staff accommodation, at Kosciuszko Tourist Park, 1400 Kosciuszko Road, Jindabyne.

We are pleased to present this SoEE in support of the DA, which, once approved, will provide for increased control of access to the property improving visitor management to the existing tourist facility, and will provide additional accommodation for staff within an existing staff facilities building at the entrance of the property.

Specifically, this Statement of Environmental Effects (SoEE) includes:

- an analysis of the subject site and the surrounding locality;
- a description of the proposed development;
- an evaluation of the proposal against the matters for consideration under section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), including the provisions of relevant EPIs and deemed EPIs, and other relevant statutory controls that apply to the site; and
- conclusion.

This SoEE is submitted in accordance with the requirements of the EP&A Act and Part 3 of the *Environmental Planning and Assessment Regulation 2021* (the EP&A Regulation) for the purposes of:

- demonstrating that the environmental impact of the development has been considered; and
- outlining the steps to be undertaken to protect the environment and to mitigate any potential harm, if necessary.

This SoEE concludes that the proposal is consistent with the objectives and provisions of the LEP 2013.

The property is located in the Snowy Monaro Regional Council area. However the site is also located within the 'Alpine Region' under State Environmental Planning Policy (Precincts-Regional) 2021. Under clause 4.4 of the Policy it states that the Minister is the consent authority for the land identified as being within the 'Alpine Region'.

2 The Subject Site and Locality

2.1 Description of site and surroundings

The site is located on eastern side of Kosciuszko Road, approximately 130m southern of its crossing of Sawpit Creek and the Sawpit Creek picnic/rest area, on the road from Jindabyne and approximately 18 km to Perisher ski resort.

The site is improved with the Kosciuszko Tourist Park which provides tourist and visitor accommodation including tent and caravan sites, on site caravans, cabins and chalets. Other facilities include fire pits, amenities, laundry, kitchen, drying room, kiosk, playground and office.

A detailed survey of the front portion of this site is provided at **Appendix A**.

Details of the site are provided below. The location of the subject property is shown on the location and aerial maps at **Figures 1** and **2**. A Google Street image of the property is included at **Figure 3**.

Address	Title Details	Site Area	Site Frontage
1400 Kosciuszko Road (part of) 7693 Kosciuszko Road, Wilsons Valley NSW 2624	Lot 30, DP725492	140,144 sqm (approx.) 14.01 hectares (approx.)	576.92 metres (approx.)

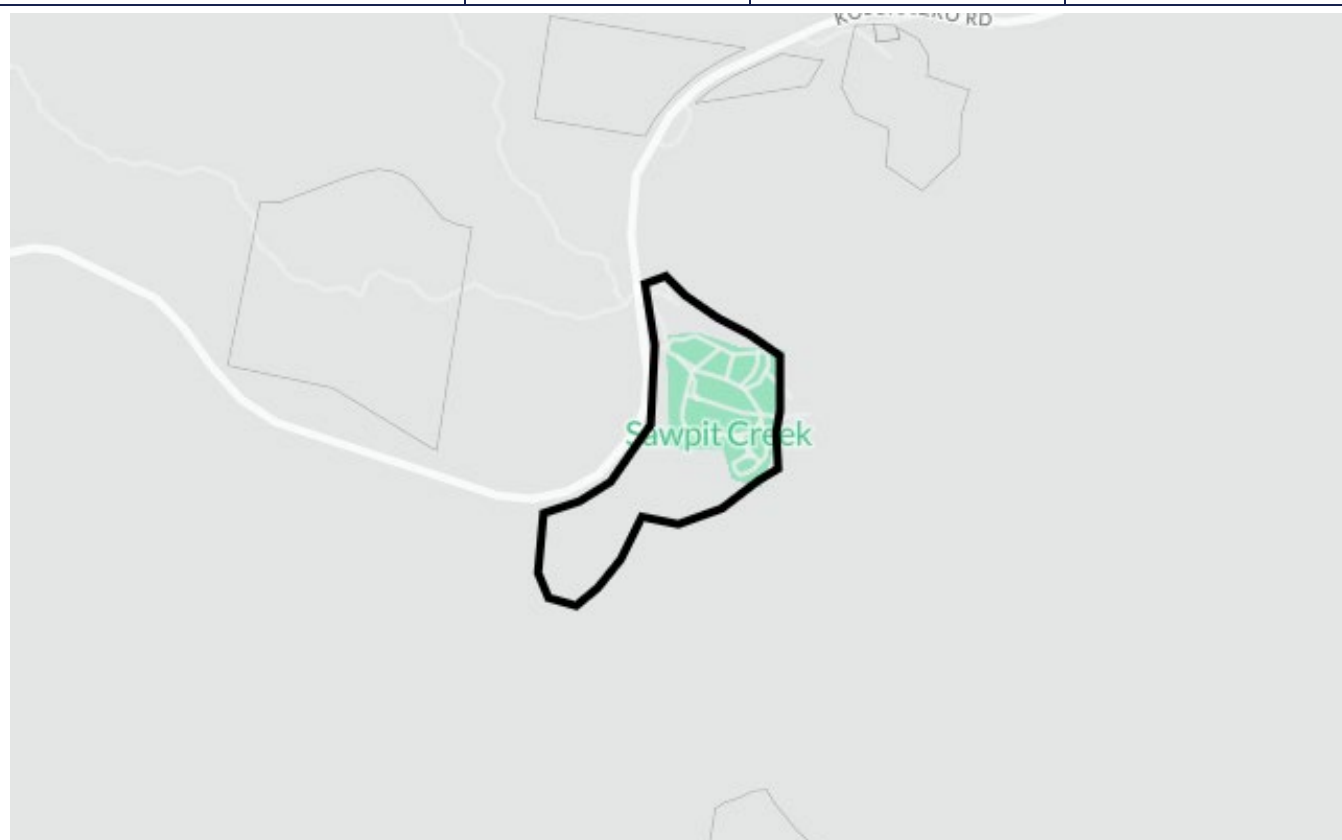


Figure 1: Site location (Source: EMC report)



Figure 2: Site aerial (Source: EMC report)



Figure 3: Kosciuszko Road frontage of Kosciuszko Tourist Park (Source: Google Street View)

3 The Proposed Development

3.1 Description of proposed development

This DA seeks consent for two separate components related to the management and operation of the existing tourist accommodation facility on this site:

- The installation of boom gates at the entry to the property, and
- Minor building alterations and for minor building alterations to part of an existing building to be used for staff accommodation

A detailed survey of the front portion of this site is provided at **Appendix A** and this identifies the location of the proposed boom gates and the existing staff building (site plan).

Boom gates

This application seeks consent for the installation of new boom gates that will control vehicles entering and exiting the site. The purpose of the boom gate installation is to prevent unauthorised vehicles from entering the Kosciusko Tourist Park.

The boom gates will be positioned at the northwestern end of a raised grassed traffic island between a two lanes of traffic which provides separate vehicle entry and exit to the tourist facility. This location is shown in the photographs provided at **Figure 4** and **Figure 5**.



Figure 4: Entry to Kosciusko Tourist Park



Figure 5: Exit from Kosciusko Tourist Park

The width of the entry and exit are both approximately 3.5 metres and the boom gates will span this width. The boom gates are operated by an access code that visitors to the Tourist Park receive when they book accommodation at the Park. It is proposed that National Parks and other Emergency Services would have a permanent access code/card to gain entry to the park at all times.

An existing electricity pit is located at this end of the traffic island which will provide power supply for the operation of the boom gates and therefore there will be minimal trenching required for the installation of the boom gates. A battery backup system will be installed to support the gates in the event of any power disruptions, maintaining both functionality and security. It is also possible to manually remove to boom gate arm in the event of any malfunction.

The posts which support the boom gates will be supported on a 1m by 1m, 400mm deep concrete footing, with the posts bolted to the concrete base. No vegetation will need to be removed and no tree roots will be impacted by the installation of the boom gates.

An isometric plan, elevation and foundation details of the proposed boom gates is provided at **Appendix B**. Installation instruction for the boom gates is provided at **Appendix C**.

Staff building

At the southeastern end of the raised grassed traffic island there is an existing staff building. This building currently houses a staff room (formerly a store), phone booth and a drying room, used for storage and drying of ski equipment.

The existing staff building is a timber clad building with colourbond roof built on a stone base. Internal walls are plasterboard on a timber frame.

It is proposed as part of this application to seek approval for minor building alterations to part of an existing building, previously used as a staff room and store to be used for staff accommodation for 1-2 people.

The minor building alterations will include:

- the removal of the telephone booth within this building by the demolition of the two 'internal' walls and removal of the external door,
- the construction of a new wall to 'fill-in' the door of the former phone booth, which will be constructed in materials to match the existing building,
- make good the interior to this room with floor covering and walls linings to match existing,
- ensure that the wall between the new staff accommodation room and the drying room is provided with fire grade plasterboard, and
- provision of separate, interconnect smoke alarms within the existing drying room and new staff accommodation room to comply with AS3786.

The proposed refurbished drying room will be 14m² in floor area and the proposed staff accommodation room will be 9m² in floor area (as existing).

Existing and proposed plans of the staff building are provided at **Appendix D**.

4 Statutory Assessment

4.1 Section 4.15 of the EP&A Act

This DA is made under Division 4.3 of the EP&A Act. Section 4.15 sets out the statutory matters for consideration against which the proposed development is to be evaluated and the relevant matters are summarised in the following table:

Matters for Consideration	Comment
Section 4.15 (1) (a)(i) – The provisions of any relevant environmental planning instrument - State Environmental Planning Policy (Precincts – Regional) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021	Refer to Section 5.1 of this SoEE
Section 4.15 (1) (a)(ii) – The provisions of any proposed instrument	None applicable
Section 4.15 (1) (a)(iii) – The provisions of any development control plan	Refer to Section 5.2 of this SoEE
Section 4.15 (1) (a)(iia) – The provisions of any planning agreement or any draft planning agreement	None applicable
Section 4.15 (1) (a)(iv) – The Regulations (to the extent that they are prescribed for the purposes of this paragraph)	Relevant matters have been considered in the preparation and lodgement of the DA
Section 4.15 (1) (b) – The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	Refer to Section 5.3 of this SoEE
Section 4.15 (1) (c) – The suitability of the site for the development	Refer to Section 5.4 of this SoEE
Section 4.15 (1) (d) – Any submissions made in accordance with the EP&A Act or Regulations	This is a matter for the Council to consider following any public exhibition of the DA
Section 4.15 (1) (e) – The public interest?	Refer to Section 5.5 of this SoEE

4.2 Integrated development

Under section 4.26 of the EP&A Act various types of development are classified as 'Integrated development', where additional approvals are also required from a NSW Government Agency before a determination on the application can be made.

In this case, the proposal involves an additional room to be used for residential purposes (staff sleeping room), and will require an authorisation under section 100B of the *Rural Fires Act 1997*. Accordingly the proposal is considered as Integrated development under the EP&A Act.

This matter is addressed further in Section 5.3 of this report.

5 Environmental Assessment

5.1 Environmental Planning Instruments

5.1.1 State Environmental Planning Policy (Precincts-Regional) 2021

Chapter 4 of this Policy applies to the 'Alpine Region', which includes the 'sub-region' identified as 'Kosciuszko Tourist Park Alpine Accommodation', as shown on **Figure 6**.

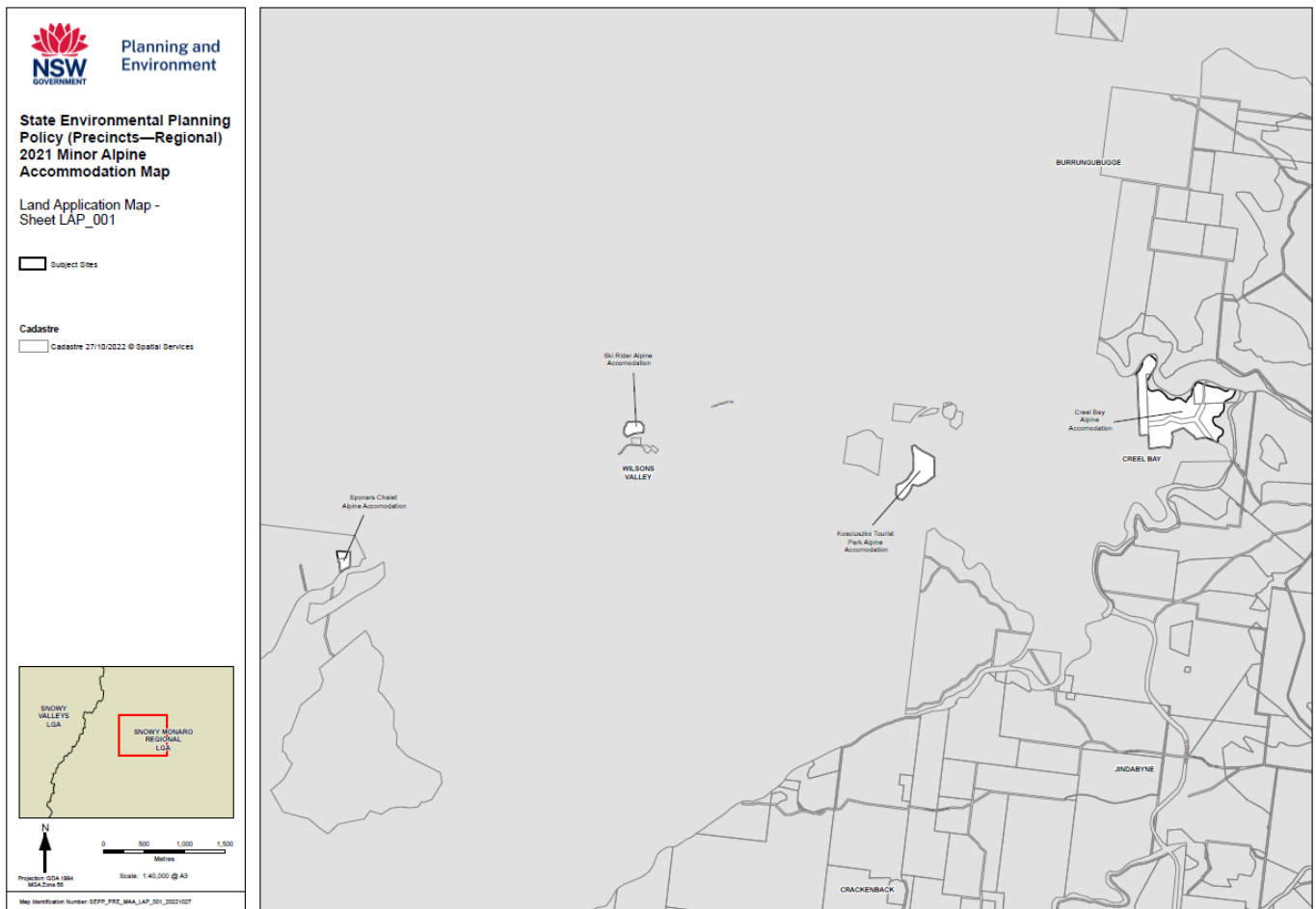


Figure 6: Alpine Sub-regions Map

Consent authority

Clause 4.4 of the Policy states that the Minister is the consent authority for the land identified as being within the 'Alpine Region'.

Other Environmental Planning Instruments

Clause 4.6 of the Policy states that the Snowy River Local Environmental Plan 2013 does not apply to land included within the 'Alpine Region'. This is despite the land being included within Zone C1 - National Parks and Nature Reserves under that LEP.

Zoning and permissibility

The following is the landuse table for the area identified as 'Kosciuszko Tourist Park Alpine Accommodation':

2. Permitted without consent

Nil

3. Permitted with consent

*Advertising structures; Building identification signs; Business identification signs; **Camping grounds; Caravan parks;** Community facilities; Eco-tourist facilities; Environmental facilities; Environmental protection works; Fences; Function centres; Information and education facilities; Infrastructure facilities; Management trails; Monitoring stations; Public utility undertakings; Recreation infrastructure; Staff accommodation; Telecommunications facilities; **Tourist and visitor accommodation;** Transport depots*

4. Prohibited

Bed and breakfast accommodation; Farm stay accommodation; Hotel or motel accommodation; Any other development not specified in item 1 or 2

camping ground means an area of land, with access to communal amenities, used for the short term placement of campervans, tents, annexes or other similar portable and lightweight temporary shelters for accommodation and includes a primitive camping ground but does not include—

- (a) a caravan park, or
- (b) farm stay accommodation.

caravan park means an area of land, with access to communal amenities, used for the installation or placement of caravans, or caravans and other moveable dwellings, but does not include farm stay accommodation.

tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following—

- (a) backpackers' accommodation,
 - (b) bed and breakfast accommodation,
 - (c) farm stay accommodation,
 - (d) hotel or motel accommodation,
 - (e) serviced apartments,
- but does not include—
- (f) camping grounds, or
 - (g) caravan parks, or
 - (h) eco-tourist facilities.

The existing use of the site as the 'Kosciuszko Tourist Park' includes all or a combination of the above identified uses. These uses are all permitted with consent in the area identified as 'Kosciuszko Tourist Park Alpine Accommodation' under the SEPP.

The proposed boom gates would be considered ancillary to this use and the proposed use of the existing building relates to staff facilities which are an integral part of the operation of Tourist Park. This development is therefore permissible with consent.

Aim and objectives

In relation to the Alpine Region, the Policy's aim:

"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".

Comment: The proposed installation of boom gates, minor building alterations to an existing small staff building will not have any adverse impacts on the physical or natural environment, and will assist in the management of visitors to the existing tourist park.

Relevant objectives include:

"(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",

"(c) to minimise the risk to the community of exposure to environmental hazards, particularly geotechnical hazards, bush fires and flooding, by—

(i) generally requiring development consent on land in the Alpine Region, and

(ii) establishing planning controls for buildings to ensure the safety of persons using the buildings if there is a fire."

Comment: It is considered that the proposal is consistent with these objectives, in that the proposed installation of boom gates, minor building alterations to an existing small staff building for staff accommodation, supports the operation of an existing tourist facility with low environmental impacts. Potential traffic management issues can be avoided through appropriate signage and operational management measures.

Other Relevant Clauses

SEPP Clause / Provision	Statement of Compliance
4.9 Demolition	
The demolition of a building or work on land in the Alpine Region may be carried out only with development consent.	This application seeks approval for minor demolition works to internal walls of the existing staff building. All works will be carried out licenced persons and material disposed of at approved locations. There is no evidence of asbestos within the existing staff building.
Part 4.3 Exempt and complying development	
4.11 Requirements for exempt and complying development (1) Development specified in Schedule 2 is exempt development in the Alpine Region if the development complies with— (a) the requirements of this Part, and (b) the development standards specified in Schedule 2. (2) Development specified in Schedule 3, Part 1 is complying development in the Alpine Region if the development complies with— (a) the requirements of this Part, and (b) the development standards specified in Schedule 3, Part 1.	It is noted that some of the works covered under this application may meet the requirements for consideration as either Exempt or Complying Development, namely the alterations to the existing staff building. However as these works are integral to the consideration of the use of a portion of the staff building as staff accommodation these are included in this application with the proposed entry area boom gates.

SEPP Clause / Provision	Statement of Compliance
4.25 Earthworks	
(2) Development consent is required for earthworks in the Alpine Region unless— (a) the earthworks are exempt development under this Chapter or another environmental planning instrument, or (b) the earthworks are ancillary to— (i) development permitted without consent under this Chapter, or (ii) development for which development consent has been given. (3) In deciding whether to grant development consent for earthworks, or for development involving ancillary earthworks, the consent authority must consider the following matters— (a) the likely disruption of, or adverse impact on, drainage patterns and soil stability in the locality of the development, (b) the effect of the development on the likely future use or redevelopment of the land, (c) the quality of the fill or the soil to be excavated, or both, (d) the effect of the development on the existing and likely amenity of adjoining properties, (e) the source of any fill material and the destination of any excavated material, (f) the likelihood of disturbing relics, (g) the proximity to, and potential for adverse impacts on, a waterway, drinking water catchment or environmentally sensitive area, (h) appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.	The posts which support the boom gates will be supported on a 1m by 1m, 400mm deep concrete footing, with the posts bolted to the concrete base. The earthworks required for the installation of the post to support the boom gates would fall within the scope of earthworks permitted as Exempt Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, in that the depth of excavation for the boom gate supports is less than 900mm on flat land and located within the vicinity of any site boundary. In any event the excavation of this small amount of soil will not impact on drainage patterns in the area and will be managed to prevent the uncontrolled movement of soil and excavated soil will be used on garden beds on the site.
4.27 Consultation	
1) Development consent must not be granted to development in the Alpine Region unless the consent authority has— (a) consulted with the National Parks and Wildlife Service, and (b) considered submissions received from the National Parks and Wildlife Service within the relevant period.	This is a matter for the consent authority . However it is noted that the applicant is a lessee of the land under the control of National Parks and Wildlife (NPWS) and the works proposed are ancillary to the use which is the subject of this lease. The applicant has also had some initial discussions with the National Parks and Wildlife Service (NPWS) and no significant issues have been raised. It is proposed that NPWS and other Emergency Services would have a permanent access code/card to gain entry to the park at all times.
4.28 Consideration of master plans and other documents	
(1) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following— (a) the aim and objectives of this Chapter set out in section 4.1, (c) a conservation agreement under the Environment Protection and Biodiversity Conservation Act 1999 of the Commonwealth that applies to the land, (d) the <i>Geotechnical Policy –Kosciuszko Alpine Resorts</i> published by the Department in November 2003, (2) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider— (a) a master plan approved by the Minister under section 4.26 that applies to the land, or (b) if a master plan has not been approved—a draft master plan prepared under section 4.26 that is intended to apply to the land and has been published on the NSW planning portal.	As stated in this SoEE the proposed installation of boom gates, minor building alterations to use an existing small staff building for staff accommodation are consistent with the existing use of the land, which will continue to be carried out in accordance with all relevant legislation, approvals and management plans.

SEPP Clause / Provision	Statement of Compliance
4.29 Consideration of environmental, geotechnical and other matters	
(1) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following— (a) measures proposed to address geotechnical issues relating to the development, (b) the extent to which the development will achieve an appropriate balance between— (i) the conservation of the natural environment, and (ii) taking measures to mitigate environmental hazards, including geotechnical hazards, bush fires and flooding, (c) the visual impact of the proposed development, particularly when viewed from the land identified as the Main Range Management Unit in the Kosciuszko National Park Plan of Management, (d) the cumulative impacts of development and resource use on the environment of the Alpine Subregion in which the development is carried out, (e) the capacity of existing infrastructure and services for transport to and within the Alpine Region to deal with additional usage generated by the development, including in peak periods, (f) the capacity of existing waste or resource management facilities to deal with additional waste generated by the development, including in peak periods. (2) For development involving earthworks or stormwater draining works, the consent authority must also consider measures to mitigate adverse impacts associated with the works. (3) For development the consent authority considers will significantly alter the character of an Alpine Subregion, the consent authority must also consider— (a) the existing character of the site and immediate surroundings, and (b) how the development will relate to the Alpine Subregion.	The proposed earthworks for the support of the boom gate posts are of a minor nature which are within the requirements allowed for exempt development. No specific geotechnical investigation for these works is considered necessary and the works will not adversely affect the natural environment.
4.30 Kosciuszko National Park Plan of Management	
(1) Development consent may be granted to development in the Alpine Region even if the application has not established that the development is consistent with the <i>Kosciuszko National Park Plan of Management</i>. (2) This section does not prevent the consent authority from refusing to grant consent to development on the basis that the development is not consistent with the <i>Kosciuszko National Park Plan of Management</i>.	The proposed works are consistent with the existing use of the land, which will continue to be carried out in accordance with all relevant legislation, approvals and management plans.

5.1.2 SEPP (Resilience and Hazards) 2021

Clause 4.6 of the SEPP requires consent authorities to consider whether or not the land is contaminated and, if it is contaminated, whether or not remediation is required to make the land suitable for the proposed development.

The site is part of the National Park and there are no known industrial or other use of the land which could have given rise to any contamination of the site. No further assessment of this matter is considered necessary.

5.2 Development Control Plan

5.2.1 Snowy River Development Control Plan 2013

The Snowy River Development Control Plan 2013 (DCP 2013) applies to land under the Snowy River Local Environmental Plan 2013. However this LEP does not apply to land included within the 'Alpine Region' and therefore the provisions of the DCP 2013 also do not apply to this site.

5.3 The impacts of the development

The acceptability of the impacts of the proposed development on adjoining properties and the environment in general are in part determined by compliance with relevant provisions of the applicable planning controls.

Traffic management

The purpose of the proposed new boom gates is to control vehicles entering and exiting the Kosciuszko Tourist Park site and the main purpose of these gates is to prevent unauthorised vehicles from entering the Park. This will be achieved by visitors who have booked accommodation at the Park receiving an access code to raise the gates. It is proposed that National Parks and other Emergency Services would have a permanent access code/card to gain entry to the park at all times.

The proposed boom gates are well setback from the public road, allowing at over 60metres of vehicle queuing within the site before the proposed boom gate location. As such the installation of the boom gates is not likely to impact on the operation of the public road (Kosciuszko Road).

To prevent unauthorised vehicles approaching the boom gates, where there is insufficient space for vehicles to turn without reversing, a new Authorised Vehicle Sign will be installed. The proposed location for the sign is shown in **Figure 7** below .

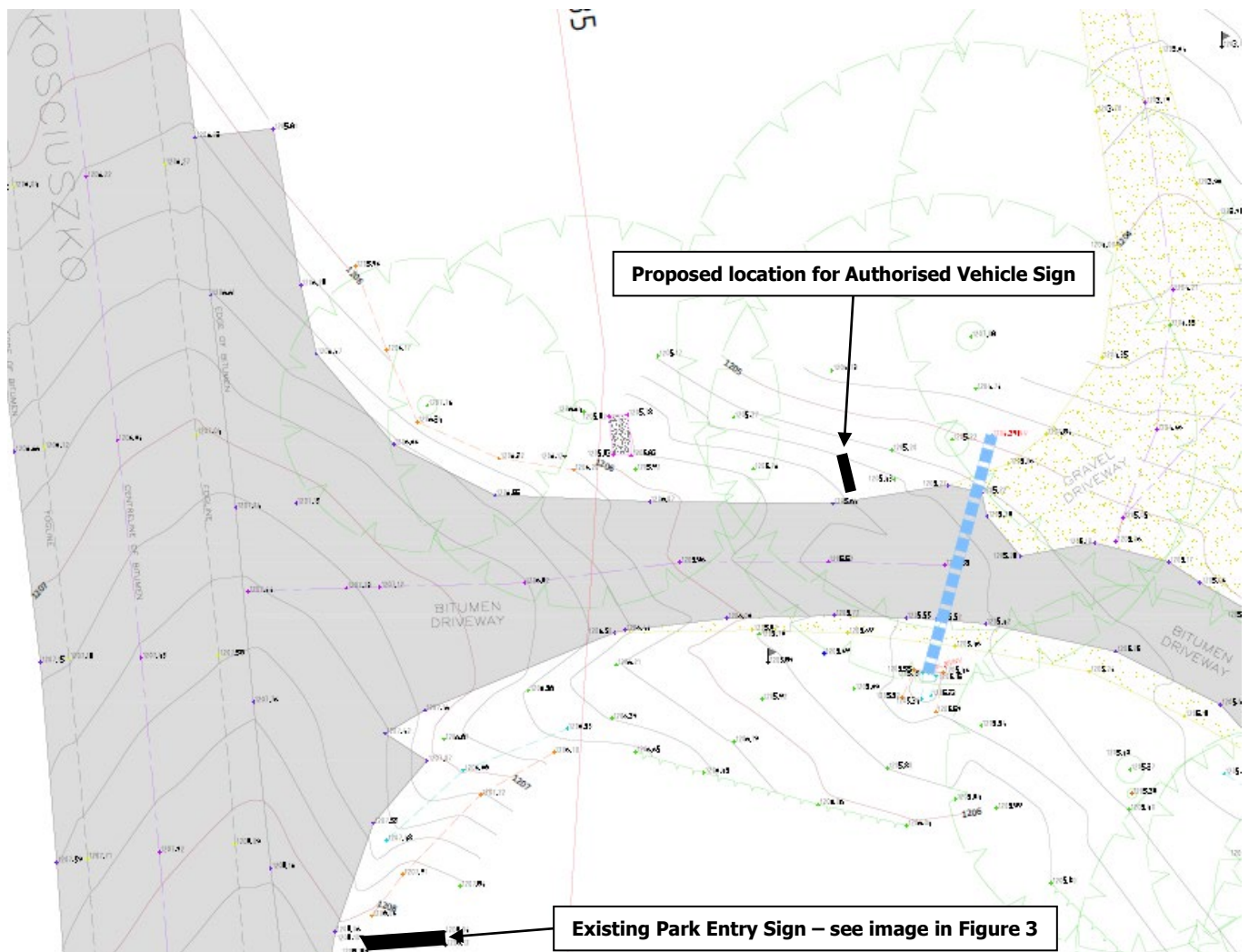


Figure 7: Existing and Proposed Park Entry Signage

The proposed sign will state “No Authorised Vehicle Entry Past this Point” and will be positioned near the entry to the Tourist Park where there is space for vehicles to stop, and if necessary, turn around on the wider adjacent gravel driveway area.

In the event that unauthorised vehicles do enter the Park and approach the boom gates, staff will be on-site at all times, with 24-hour on-site managers, who will be available to manage incoming and outgoing traffic within the park, and can open the gate to allow the vehicle to enter, and either wait in the visitor parking area or to turn around and leave.

Earthworks

The posts which support the boom gates will be supported on a 1m by 1m, 400mm deep concrete footing, with the posts bolted to the concrete base. The excavation of this small amount of soil will not impact on drainage patterns in the area and will be managed to prevent the uncontrolled movement of soil and excavated soil will be used on garden beds on the site.

Demolition

The minor demolition works proposed to internal walls of the existing staff building will not have any impacts beyond the immediate vicinity of the works. All works will be carried out by licenced persons and material disposed of at approved locations. There is no evidence of asbestos within the existing staff building.

Building Code of Australia

The proposal includes minor building alterations to use of a portion of the existing staff building, originally used/approved as a store, to be used for staff accommodation. The floor area of this portion of the building is approximately 9m².

The EP&A Regulation requires the consideration of this use and whether the fire protection and structural capacity of the building will be appropriate to the building’s proposed use, as well as other relevant matters under the BCA for this change in building classification. To ensure that appropriate measures are put in place to protect persons in the event of fire, the works proposed for this building under this application include:

- the wall between the new staff accommodation room and the drying room will be provided with fire grade plasterboard, and
- interconnect smoke alarms complying with AS3786 will be provided within the existing drying room and new staff accommodation room.

Bushfire

It is noted that the site is located in an area noted as being bushfire prone land. An existing development consent for the site (DA 155-6-2004) included a condition which is a requirement for access to the NSW Rural Fire Service (RFS) for fire safety. The current project ensures that access will be maintained and the RFS along with National Parks will be provided with access cards to enable 24 hours access through the boom gates.

In addition, the installation of the boom gate is compatible with the approved Bush Fire Evacuation Plan (BFEP) and all existing Asset Protection Zones (APZs) established by the RFS will remain unaffected. An updated Bush Fire Safety Authority (BFSA) will be obtained to ensure compliance with the RFS “Planning for Bushfire Protection” 2019 guidelines.

In relating to the change of use for the existing staff building for one room to be used for residential purposes (staff sleeping room), although the site is currently used for tourist accommodation, as noted this additional residential use triggers the requirement for this application to be considered as Integrated development under the EP&A Act, with referral to the NSW Rural Fire Service. Accordingly a Bushfire report has been prepared and is attached as **Appendix E**.

The bushfire report has been prepared in accordance with the Planning for Bushfire Guidelines, and concludes that the existing site has adopted appropriate APZs which are suitable for compliance with managed land, and the reports notes that the existing building is constructed to a standard suitable for its location within the area of managed land. The site also has appropriate water supply to accommodate the changes to the use of the site proposed in this application.

No construction requirements / BAL ratings will be imposed on the proposed boom gate installation as the structure is classified as 10a and occurs >6m from any habitable structures. Access arrangements for fire fighting vehicles are noted above.

These matters can be further addressed through the integrated development application process and referral to the NSW Rural Fire Service, and subsequently by imposing conditions on any development consent granted for this proposal.

5.4 Suitability of the site

The previous sections of this report have demonstrated the suitability of the site for the proposed installation of boom gates, minor building alterations for use as staff accommodation, particularly in terms of:

- The proposal is consistent with the existing development of this site;
- The installation of boom gates will provide controlled access, enhancing site security and operational efficiency by preventing unauthorized entry. This improvement directly benefits both visitors and management operations, contributing to a safer and well-regulated facility.
- On-site staff accommodation supports operational needs by enabling prompt response to any issues, reducing commute times, and improving staff availability. This aligns with the park's mission to provide year-round, sustainable tourism support.
- The development has minimal environmental impact, with no disturbance to vegetation, drainage patterns, or local ecosystems. Installation practices will ensure compliance with environmental standards, with measures in place to prevent unintended disturbances.
- The proposal is consistent with the objectives and development standards applying to the land.
- Overall the development is considered an appropriate usage of the site.

5.5 Public interest

The proposal is considered to accord with the wider public interest in that:

- It provides a continued and appropriate use of the site;
- It will provide for improve visitor management for the existing tourist facility;
- Potential traffic management issues can be avoided through appropriate signage and operational management measures, and

- It is consistent with all relevant aims and objectives for the Alpine Area under the SEPP, and this project supports objectives for sustainable tourism, preserving the region's environmental and aesthetic value while enhancing visitor experience.
- The proposal carefully balances operational needs with environmental stewardship, aligning with the public interest in responsible development.

6 Summary and Conclusion

Council Approval Group is pleased to submit this SoEE for the installation of boom gates at the entry to the property, and for minor building alterations to part of an existing building to be used for staff accommodation, located at Jindabyne, Kosciuszko Road 1400.

This Statement of Environmental Effects for the proposed development has considered:

- the circumstances of the case;
- an analysis of the subject site and the surrounding locality;
- an analysis of the proposal against the provisions of the relevant EPIs, and other relevant statutory controls that apply to the site;
- an assessment of the proposal against the provisions of section 4.15 of the EP&A Act, including the consideration of the impacts of the development and the suitability of the site, and
- Section 9.1 Directions.

This report concludes that the proposal will substantially complement the objectives and vision of the SEPP and the relevant provisions for the Alpine Area, in particular:

- The proposal is consistent with the existing development of this site, and the use authorised under the *National Parks and Wildlife Act 1974*;
- The works proposed will not impact on any aspect of the natural or physical environment of the site;
- The proposed boom gates will provide for improve visitor management for the existing tourist facility, without adversely impacting on vehicle movements in the vicinity;
- The proposal has considered the need for access by National Park, RFS and other Emergency Services;
- The proposed use of the site has been assessed against the Planning for Bushfire Guidelines, and concludes that the changes proposed can be accommodated on the site with adverse impacts in the event of bushfire;
- The proposal is consistent with the objectives and development standards applying to the land; and
- Overall the development is considered an appropriate usage of the site.

6.1 Recommendation

Under all the circumstances of the case, it is recommended to the Department as delegate of the Minister for Planning, for favourable consideration of this proposed development.

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