



statement of environmental effects



ALTERATIONS TO AN EXISTING APARTMENT

20/20 CANDLE HEATH ROAD
PERISHER VALLEY NSW 2624

June 2025

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introduction

This statement of environmental effects has been prepared by Northern Beaches Planning on behalf of Louise Grinham to accompany the lodgement of a development application for alterations to Apartment 20 at 20 Candle Heath Road, Perisher Valley (**site**).

This statement is informed and accompanied by the following documentation:

- Architectural Plans by Walter Barda Design
- Bushfire Risk Assessment Report by Accent Town Planning
- Structural Plans and Certification by Camstruct Consulting Pty Ltd
- Geotechnical Assessment by Crozier Geotechnical Consultants

site details

The site is legally identified as Lot 603 in Deposited Plan 1158020, and is referred to as 20 Candle Heath Road, Perisher Valley. The site contains “The Stables Resort Perisher”, which comprises 33 accommodation apartments and shared amenities, including a restaurant and staff accommodation. The works the subject of this development application are limited to Apartment 20, a two-storey apartment located on the western side of the property.

The site is located in Kosciuszko National Park and within the Perisher Range Alpine Resort Subregion of the Alpine Region, as identified on the *State Environmental Planning Policy (Precincts—Regional) 2021* Perisher Range Alpine Resort Map.

The site is identified as being prone to bushfire.

The site is surrounded by other tourist and visitor accommodation and is in close proximity to Perisher Ski Tube Station and Perisher Ski Resort.

Aerial images of the site and its surrounds are provided in Figures 1 and 2. Images of the site and the existing building are also provided on the following pages (Figure 3-4).



Figure 1 – Aerial image with 20 Candle Heath Road bordered in yellow
Source: Google Maps



Figure 2 – Aerial image (zoom) with location of Unit 20 bordered in yellow
Source: Nearmap

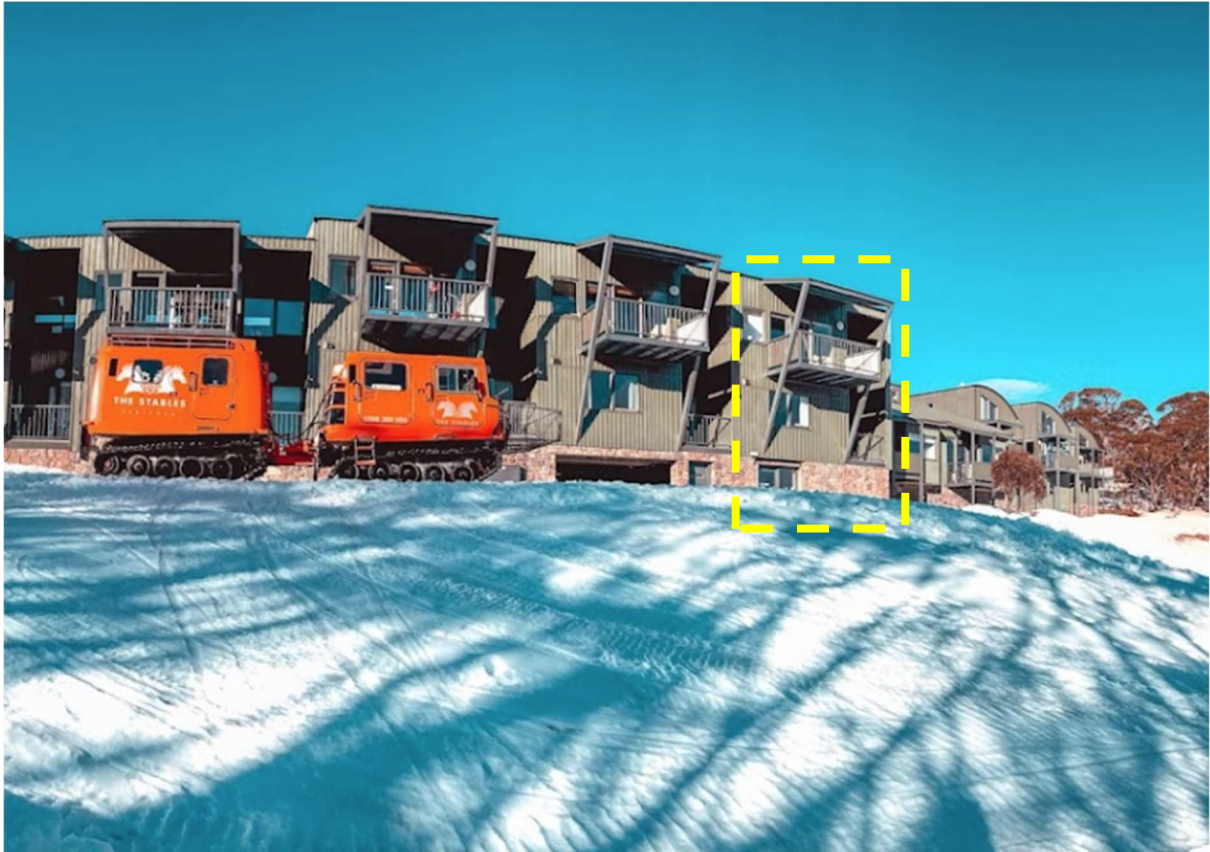


Figure 3 – The Stables Resort Perisher, as seen from the west, with Apartment 20 bordered in yellow
Source: The Stables Resort Perisher



Figure 4 – The existing living area of Apartment 20
Source: The Stables Resort Perisher

proposed development

The application seeks consent for alterations to Apartment 20, as detailed in the Architectural Plans by Walter Barda Design, and as described as follows:

- Reconfiguration of the existing Ground Floor, to comprise Bedroom 1, Bedroom 2 with ensuite, Bathroom, Study, Laundry, Drying room and internal stairs,
- New kitchen on the existing First Floor, and
- New windows/openings along the southern side elevation at both the Ground and First Floor.

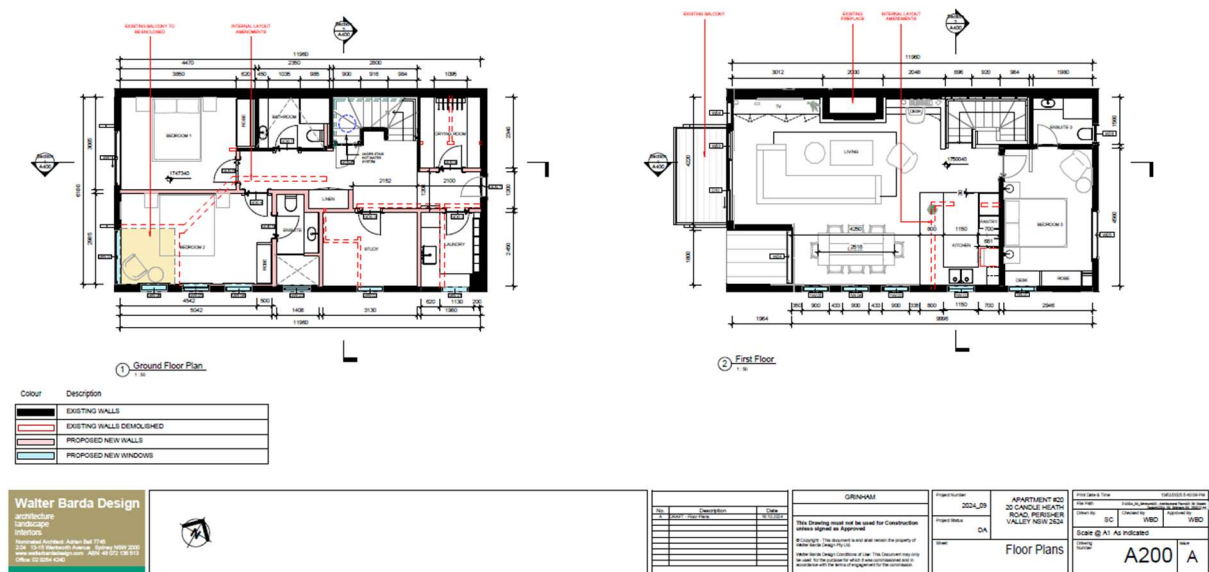


Figure 5 – Extract of the Floor Plans demonstrating the proposed development
Source: Walter Barda Design

legislation, plans and policies

The following relevant state and local policies are applicable to the proposed development:

- Environmental Planning and Assessment Act (**EP&A Act**)
- Environmental Planning and Assessment Regulation 2021 (**EP&A Regulation**)
- Rural Fires Act 1997
- State Environmental Planning Policy (Precincts – Regional) 2021 (**Precincts SEPP**)
 - Chapter 4: Kosciuszko Alpine Region
 - Perisher Range Resorts Master Plan
 - Kosciuszko Nation Park Plan of Management
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- NSW Alpine Region Development Control Plan 2025

background

On 1 December 2023, Development Application DA23/3582 was approved by the Minister for Planning and Public Spaces, for the following works at the subject site:

- Enclosing the existing balconies of Units 20 to 25 to eliminate snow build up and resolve water penetration issues. The exterior wall finish will be flush with the existing western façade of the building with Colorbond cladding with a Nailstrip profile in the colour Woodland Grey, adding an operable 1200mm high by 1800mm wide window for light and ventilation. A new flat awning roof will be fixed over the enclosed balcony in Colorbond Custom-Orb Woodland Grey to match the existing main roof that extends over the top.
- Incorporating the newly enclosed area of each unit into the floor area of the second ground-floor bedroom. The door from the main bedroom to the former balcony area will be removed, and the existing wall and door that separates the second room from the balcony will be removed, finishing the enclosed space with walls, ceiling and floor to match the bedroom, as shown in **Figure 6**, below.
- Replacing the existing deteriorated timber doors and the windows elsewhere on the building with aluminium door and window frames of the same size in Woodland Grey.
- Replacing existing timber wall cladding on Units 20 to 25 with Colorbond Nailstrip cladding in Woodland Grey and applying the same cladding to the painted masonry sections of the building



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PROJECT THE STABLES, PERISHER
ALTERATIONS AND ADDITIONS
PROJECT ADDRESS Carle Heath Rd, Perisher Valley, Snowy Mountains
PROJECT NUMBER 15-025



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Figure 6 – Extract of the Approved Floor Plans demonstrating the enclosure of the existing ground floor balcony
Source: Tziallas Architects / NSW Planning Portal

environmental planning and assessment act

The matters prescribed by section 4.15(1) of the EP&A Act are considered, as follows:

| Clause | Provision | Comment |
|--------|--|--|
| (a) | <p><i>the provisions of—</i></p> <ul style="list-style-type: none"> <i>i. any environmental planning instrument, and</i> <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> <i>iii. any development control plan, and</i> <i>iv. 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> <i>v. the regulations (to the extent that they prescribe matters for the purposes of this paragraph),</i> <p><i>that apply to the land to which the development application relates,</i></p> | <p>The relevant provisions all relevant SEPPs and the recently adopted Alpine Region DCP have been considered and addressed in this statement.</p> <p>In accordance with clause 4.6 of the Precincts SEPP, the Snowy River Local Environmental Plan does not apply to the subject site.</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> | The likely impacts of the proposed development have been addressed with respect to relevant plans and policies in this statement. The proposed development will not result in any unacceptable impacts upon the natural or built environment, or any social or economic impacts in the locality. |
| (c) | <i>the suitability of the site for the development,</i> | The subject site is suitable for the proposed development. |
| (d) | <i>any submissions made in accordance with this Act or the regulations,</i> | The application will be notified to all neighbouring properties, with any submissions received to be considered by the consent authority. |
| (e) | <i>the public interest.</i> | The proposed development is in the public interest, in so far as it is consistent with the objectives of the Precincts SEPP and the Alpine Regions DCP. |

rural fires act

The site is identified as being prone to bushfire, as shown on the Bush Fire Prone Land Map prepared by the NSW RFS pursuant to Section 10.3 of the EP&A Act. The application is supported by a Bushfire Planning Report by Accent Town Planning which provides a series of recommendations to ensure proposed development is consistent with the provisions of Planning for Bushfire Protection 2019.

state environmental planning policy (resilience and hazards)

Remediation of Land

Chapter 4 of SEPP (Resilience and Hazards) applies to all land and aims to provide for a state-wide planning approach to the remediation of contaminated land.

Clause 4.6(1)(a) of this policy requires the consent authority to consider whether land is contaminated. The existing site has been used for residential purposes for an extended period of time, with no known prior land uses. The site is not identified on the public register of contaminated sites and is not located in the vicinity of any. Council can be reasonably satisfied that there is no contamination risk.

state environmental planning policy precincts - regional

The site is identified in the Perisher Range Alpine Resort Subregion, as identified on the Perisher Range Alpine Resort Map of *State Environmental Planning Policy (Precincts—Regional) 2021*. The relevant provisions of the Precincts SEPP are considered, as follows:

| Clause | Proposal | Compliance |
|---|--|-----------------------|
| 4.1 Aim and objectives of Chapter | | Yes |
| 4.6 Application of other environmental planning instruments | Snowy River Local Environmental Plan 2013 does not apply to the site. | Yes |
| 4.7 Land Use Table | Alterations to an existing apartment within tourist and visitor accommodation is permitted with consent. | Yes |
| 4.8 Subdivision | | N/A |
| 4.9 Demolition | | Yes |
| 4.10 Temporary use of land | | N/A |
| 4.21 Heritage conservation | The site is not heritage listed. | Yes |
| 4.25 Earthworks | No earthworks are proposed. | N/A |
| 4.26 Master plans | The proposal has had regard to the Perisher Range Resorts Master Plan. | Yes |
| 4.27 Consultation with National Parks and Wildlife Service | It is assumed that the development application will be referred to National Parks and Wildlife Services. | Yes |
| 4.28 Consideration of master plans and other documents | The proposal has had regard to the Perisher Range Resorts Master Plan. | Yes |
| 4.29 Consideration of environmental, geotechnical and other matters | The matters identified for consideration are addressed below. | Yes See discussion |
| 4.30 Kosciuszko National Park Plan of Management | The proposal is not inconsistent with the Kosciuszko National Park Plan of Management | Yes |

Consideration of environmental, geotechnical and other matters

The matters for consideration outlined by clause 4.29 of the Precincts SEPP are addressed, as follows:

(a) measures proposed to address geotechnical issues relating to the development,

Comment: The development application seeks consent for minor alterations to the existing apartment, with no changes to the footprint or loading of the building. The development application is accompanied by a Geotechnical Assessment by Crozier Geotechnical Consultants confirming that the proposed development does not involve or present any geotechnical components or risks and is therefore suitable from a geotechnical perspective.

(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,*

Comment: The development application does not alter the footprint of the existing building and does not necessitate any additional clearing of vegetation. The hazard associated with bushfire is relevant to the installation of new windows, which is addressed in the accompanying Bushfire Report by Accent Town Planning.

(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,

Comment: The proposed windows match those of the existing building (which are about to be upgraded) and will not be overly perceptible from the public domain.

(d) the cumulative impacts of development and resource use on the environment of the Alpine Subregion in which the development is carried out,

Comment: The proposal seeks consent for minor alterations to the existing apartment. The proposal does not alter the footprint of the building and does not result in any unacceptable impacts upon the surrounding environment.

(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,

Comment: The proposal does not seek to change the capacity of the apartment, which will remain limited to a maximum of 6 people.

(f) the capacity of existing waste or resource management facilities to deal with additional waste generated by the development, including in peak periods.

Comment: The proposal does not seek to change the capacity of the apartment, which will remain limited to a maximum of 6 people.

alpine region development control plan

The NSW Alpine Regions Development Control Plan came into effect on 14 January 2025 and provides provisions to guide development to achieve the aims and objectives of Chapter 4 of the *State Environmental Planning Policy (Precincts—Regional) 2021*.

The proposed development is limited to alterations to an existing individual apartment within a larger tourist and visitor accommodation development. As such, the majority of the provisions of this plan are not applicable to the proposal. The relevant provisions of this plan are considered, as follows:

| Clause | Proposal | Compliance |
|--|--|------------|
| 2.3 Amenity | | |
| C3. Development of tourist and visitor accommodation, as well as staff accommodation, minimise privacy impacts on habitable rooms within the same or adjacent development. | <p>The application proposes new windows along the south-east side elevation, to improve the internal amenity of the unit, which currently only has south-west facing (rear) windows on the ground floor and north-east (front) and south-west (rear) facing windows on the first floor.</p> <p>Sufficient spatial separation is afforded between Apartment 20 and the closest apartment to the south-east (Apartment 19) to ensure that appropriate levels of privacy are achieved. It is also relevant to note that Apartment 19 does not have any windows on its north-western side elevation.</p> | Yes |
| 2.14 Bushfire prone land | | |
| C1. Development on land identified as bushfire prone must address the bushfire protection measures in the NSW RFS publication Planning for Bush Fire Protection (or equivalent). | The application is supported by a Bushfire Risk Assessment Report by Accent Town Planning that addresses the provisions of Planning for Bushfire Protection 2019. | Yes |
| 5.5 Development Requirements | | |
| Development Applications that seek to increase residential accommodation must demonstrate consistency with the DCP and an Infrastructure Delivery Plan. | The application does not seek to increase the capacity/patronage or number of beds in the apartment. The landowners have an existing sublease that limits the capacity of the apartment to a maximum of 6 persons which remains unchanged by the proposal. | Yes |

The development application was initially presented to the Department of Planning, Housing and Infrastructure in March 2025. In April 2025, the Department advised of the need for further clarification and information required prior to formal lodgement on the NSW Planning Portal.

These matters are addressed as follows:

1. *The Alpine Region Development Control Plan (Alpine DCP) commenced on 14 January 2025. The SEE should address the DCP controls relevant to your development and Perisher Range Alpine Resort.*

Comment: The relevant provisions of the Alpine DCP are addressed in this statement, noting that the majority are not applicable, as the application is limited to alterations and additions to an existing apartment.

2. *The Department notes that alterations to external windows are proposed, though it remains unclear whether this relates to the replacement of existing windows or the creation of new openings. The SEE should address whether the proposed windows are to replace existing windows within the same opening, or if new openings are proposed.*

Comment: The application seeks consent for new windows/opening along the side elevation (where no windows currently exist).

3. *Greater consideration of construction impacts is required, including but not limited to noise and vibration, and privacy and view impacts on adjoining units.*

Comment: Impacts associated with construction will be managed between the Operator and the project manager/site foreman, noting that any potential impacts are limited to the subject site (The Stables). The proposed works are intended to be undertaken concurrently with the works approved to the building as a whole pursuant to DA23/3582, ensuring that any impacts associated with construction are appropriately minimised.

The proposal will not result in any unacceptable privacy or view impacts. Visual privacy addressed with respect to the provisions of the Alpine DCP earlier in this report and there is no potential for impacts upon views, with all works maintained within the volume of the existing building.

4. *The SEE should identify the indicative construction timeframe for the development, including when works are to be undertaken and how long the proposed works will take from start to completion.*

Comment: The proposed works are intended to be undertaken concurrently with the works approved to the building as a whole pursuant to DA23/3582. These works are currently scheduled to commence in February 2026 and will take approximately 4 months to complete.

5. *The SEE should have consideration of the BCA, including identification of the building classification.*

Comment: THE BCA Assessment Report provided to accompany DA23/3582 identified the class of the building to be Class 3 – Tourist Accommodation.

6. *The Department notes the presence of a basement level below Unit 20. Please provide details of the use of the basement, the ownership of the basement, and any impacts of the development on the operation of the basement.*

Comment: On 6 May 2026, DA 7643 was lodged with the Department of Planning and Environment, seeking consent for the use of the area below Apartment 20 as staff accommodation. On 16 June 2016, DA 7643 was approved by the Minister for Planning and Public Spaces. The use and layout of the staff accommodation below Apartment 20 is also reflected in the approved plans issued with respect to DA23/3582.

The proposed development does not result in any adverse impacts upon this space, with construction impacts mitigated by ensuring that works are undertaken during daytime hours and in accordance with the Structural Plans.

7. *The Department notes that the application proposes the relocation of an existing bathroom on the lower level of the unit. Please provide additional details of the bathroom relocation, including any additional plumbing that may be required, and whether the works would require penetration into the floor.*

Comment: The proposed alterations to the existing bathroom and the new ensuite on the ground floor will require new penetrations into the floor. Resultant redundant penetrations will also be removed. Owners consent for these works has been obtained from The Stables and accompanies this application.

conclusion

The proposal seeks consent for alterations to Apartment 20 within the existing Tourist and Visitor Accommodation at the site. The proposal will not alter the demand for services and infrastructure, with the capacity of the apartment to remain at a maximum of six (6) persons.

The proposed reconfiguration of the apartment seeks to provide a more functional and usable space for occupants of the apartment in response to the recent additions approved pursuant to DA23/3582, and to provide a designated work/study space noting the increased demand for a separate area to facilitate the ability to work from home (and whilst on holidays).

The proposed development will not result in any unreasonable impacts upon adjoining properties or the surrounding natural environment and appropriately preserves the alpine character of Perisher Valley.



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