
STATEMENT OF ENVIRONMENTAL EFFECTS

November 2021

Woodridge Lodge

Lot 619, DP 1118588

Valley Close, Thredbo

Kosciuszko National Park NSW 2625



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1.0 INTRODUCTION

This submission is for a new tourist accommodation development located at Valley Close, Thredbo (Woodridge area).

The application proposes the demolition of the existing building and construction of a new alpine lodge consisting of living spaces and four bedrooms spread over two levels with basement carparking.

This Statement of Environmental Effects (SEE) has been prepared by Collins Pennington Architects (CPA) on behalf of Andrew and Justine Redwin in support of a Development Application for a new building on the site.

This SEE has been prepared with consideration to the following;

- State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts 2007)
- Environmental Planning and Assessment act 1979

Site Details	9 Valley Close, Thredbo NSW
Zoning	E1 – National parks & nature reserves
Site Area	704.8m ²
Lot/DP	Lot 619 / DP1118588

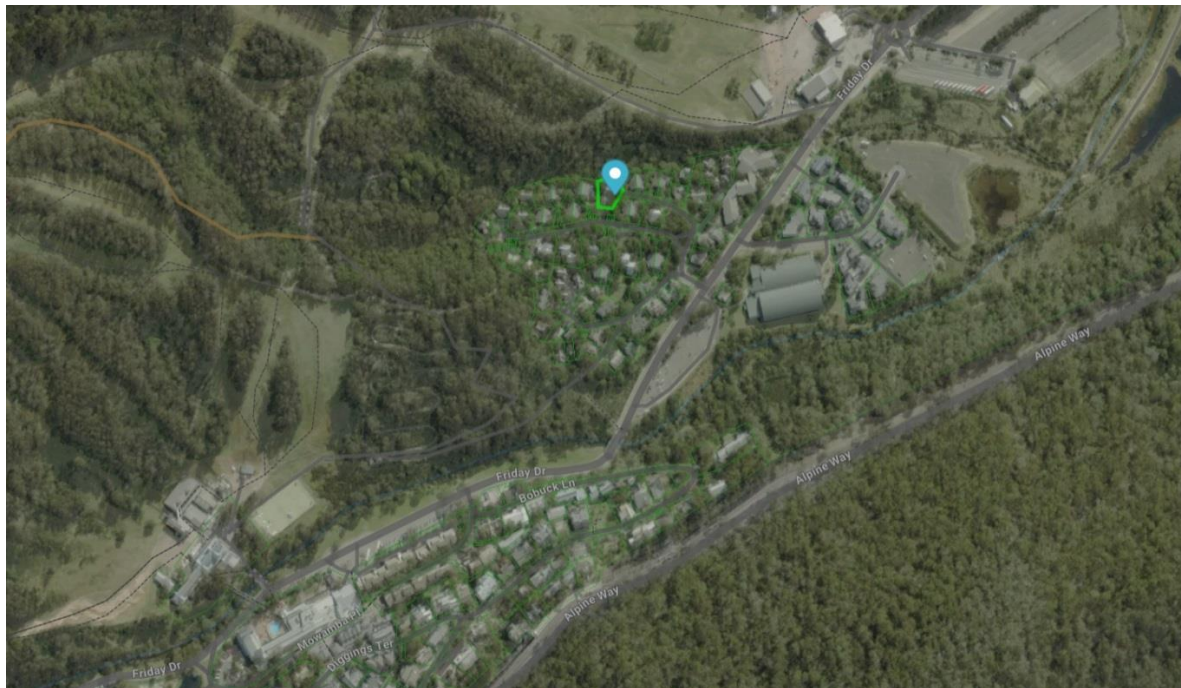


Figure 1. Zoning Location Map.

Source: SIX Maps

2.0 SITE AND CONTEXT

2.1 SITE DESCRIPTION AND LOCATION

The site known as **Lot 619 / DP1118588**, Valley Close, Thredbo is irregular in shape. The site has a total area of 704.8m² and is accessed off Alpine Way in the Woodridge zone of the Thredbo Village. Falls on the site are West to East approximately 2 metres between the highest and lowest points of the site. The site has falls in a bushfire hazard category of BAL FZ.



Figure 2. Aerial Location Map.

Source: SIX Maps

The site is currently occupied by a freestanding ski lodge and is largely unvegetated with the exception of a group of trees to the north west and north east of the block. It is set within the context of numerous existing lodges and has direct interface to the north with the national park.

2.2 SITE IMAGES

The street view and site are depicted in the following images:



Figure 3. View from Valley Close



Figure 4. View looking from northern edge of site

3.0 DEVELOPMENT PROPOSAL

The application proposes the demolition of the existing building and the construction of a new ski lodge.

Details:

Existing	details	comments
Site area	704.8m ²	Refer to SURVEY
Existing site coverage (%)	26.3%	186 m ²
Existing GFA	275 m ²	
Existing bed licences	8	
Maximum building height above NGL		
Proposed	details	comments
Site area	704.8m ²	Refer to SURVEY
Proposed Site coverage (%)	34.7%	245 m ² as indicated on architectural plans DA15
Proposed GFA	357 m ²	
Proposed bed licences	8	
Maximum building height above NGL	9300mm	At roof ridge from existing NGL
North boundary setback	5200mm – 7300mm	Varies due to irregular shaped block
South boundary setback	2600mm – 3450mm	Varies due to irregular shaped block
West boundary setback	3150mm	Building is oriented parallel to this boundary
East boundary setback	3000mm	
Private open space		120m ² to East side of the site, inclusive of 35m ² total deck space. Additional 35m ² total courtyard space at lower ground level.
Number of car spaces provided	2	

Concept and Form:

The design is envisaged as a pavilion in the landscape. The observable bulk of the proposal is a clear rectangular form containing the main living area and 1 bedroom. A series of linear stone walls running north south flank this form and allow the landscape to roll up and over the lower level functions. This provides a strong connection to the broader landscape and a blurred transition at the undefined boundary.

Siting:

The upper level pavilion is sited parallel to the western boundary and the skillion roof bursts east to the landscape. The lower level / basement areas follow the other site boundaries but slightly curve to smooth the corners.

The landscape bends up at the vehicular entry point of the site, the eastern most point at Valley Close and a recessed entry allows access to the lodge in general.

Functions:

The proposed lodge provides for 3 bedrooms and a TV room to the lower level and 1 bedroom and the main living space to the upper level. The functional area of the garage, boots room and entry are on the lower level to address the main circulation path to wider Thredbo.

The new lodge seeks to retain the 8 bed licences across the 4 bedrooms.

4.0 GENERAL INFORMATION

History of the site	
current development or building approvals for the site	There are no current approvals for the site in the application phase.
previous development or building approvals for the site	2017 – external alterations and additions
Site suitability	
To demonstrate that the site is suitable for the proposed development, consider:	
Site constraints such as flooding, slope, geotechnical hazards, bushfire and any other risks	<p>The site is set within a well-established developed area and has not experienced any adverse natural incompatibility.</p> <p>The proposal seeks to replace the aging lodge largely within the existing footprint of the current lodge and works with the natural contours of the site</p> <p>A geotechnical report and a bushfire report has been undertaken and is submitted in support of the proposal.</p>
Effects on the local environment, landscape, streetscape, appearance or scenic quality of the locality	<p>The proposed development is designed to complement the surrounding landscape and built form patterns and will not adversely impact the streetscape or scenic quality.</p> <p>The design concept seeks to reduce the effective footprint of the lodge and allow the landscape to flow through the site.</p>
Biological and ecological impacts including the impacts on fauna and flora	The site is currently utilised as a lodge and the proposal largely reuses the footprint. This siting allows the retention of all existing established trees around the site.
Impacts on existing and future amenity of the locality	The site is identified as a lot to accommodate a lodge under the Thredbo development plan. As such there will be no impacts on the desired future amenity of the locality.
The age and condition of any structures or buildings.	This proposal seeks to replace the existing lodge with a modern building, constructed to modern environmental standards.

Present and previous uses	
Provide details of:	
- the present use of the site	A ski lodge for tourist accommodation is the present use of the site. The proposed development is to replace the existing ski lodge with no change of use.
- the previous uses of the site if known	No known previous uses of the site prior to existing ski lodge.
- the present use of the adjoining land	The surrounding sites all contain buildings purposed for tourist accommodation.
- whether the present or previous use of the land was a potentially contaminating activity	No known previous uses of the site.
- whether there has been any assessment or testing of the site for land contamination.	<p>A geotechnical assessment has been undertaken however not for the purpose of testing for contamination. Given that the site is located within a developed area (and all surrounding sites contain active accommodation buildings), it is unlikely that the proposed site contains contaminates.</p> <p>It is not known if contamination tests have been conducted in the past.</p>
- Provide a statement on whether you are aware that the site is contaminated.	Collins Pennington Architects is not aware if the site is contaminated.

Operational details	
Describe how the development will operate, including:	
- type and details of the proposed business	The proposal is for tourist accommodation for the Thredbo area.
- number of staff and location of staff accommodation	No staff required.
- maximum number of customers or clients	It is proposed to retain the existing accommodation structure which is for 8 persons in total (bed licences)
- hours and days of operation	No strict hours of operation.
- plant and machinery	Mechanical (heating/cooling) equipment will be provided.
- arrangements for loading and unloading of goods and materials	No delivery of goods required.
- any proposed hazardous materials, eg LPG, dry pool chlorine, liquefied gas.	No.
Change of use of a building (where there is no building work)	
Provide a list of category one fire safety provisions:	There is no change of use for existing buildings.
- relating to the proposed change	Not applicable
- used in the existing building or on the land.	Not applicable
Building classification and Building Code of Australia (BCA)	
Preliminary consideration should be given to the BCA. Include in your SEE:	
- the classification of the building/structure with details of the method used to determine this	The proposed development is considered as 'tourist accommodation'. As part of the certification process a BCA report will be undertaken with the correct classification.
- information on the proposed fire safety measures and any performance measures that may be relied on under the BCA.	The proposed development will be constructed to BAL-FZ with additional standards as outlined in the bushfire report submitted with this application.

Snow Deposition	
Consideration of the snow deposition and prevailing winds in relation to the proposed works should be undertaken. An assessment of how snow will be deposited and measures to mitigate snow deposition from unsafe areas such as entries, exits, decks and pedestrian areas should be provided. A roof plan will assist in determining the deposition of snow.	The main roof is sloped down to the western edge of the site. This portion of the site is not proposed to be active and as such risks associated with snow deposition has been mitigated. Refer to roof plan and sections
Engineering details	
Preliminary engineering advice may be required for certain aspects of the development:	
geotechnical advice incorporating structural engineering recommendations	Refer to Geotechnical report
relocation and construction of services	Relocation of some services is required in this proposal. Refer to civil documentation for proposed stormwater water supply services.

construction of access	Refer to Civil documentation
building on fill.	The proposal does not require building on fill.
Social and economic impact	
If the answer to any of the following questions is 'yes' or 'possibly', the issue will need to be covered in the SEE.	
Will the proposal:	
Be likely to significantly increase or reduce the number of people on the site?	No. The site is currently used as a lodge with 4 bedrooms and the proposal is for a 4-bedroom lodge
Disadvantage or benefit a particular social group?	No. The lodge is not designed to be exclusive to any social group
Be likely to increase or reduce employment opportunities in the locality?	No. The proposal is for a modernisation of the existing lodge
Increase demand for community facilities/services in the locality?	No.
Be likely to increase conflict in the community or adversely impact on the identity of the local community?	No.
Create areas of insecurity or risk to occupants or pedestrians in or adjacent to the development?	No.
Be likely to increase community concern regarding public safety?	No.
Access and traffic	
Show that there is adequate provision for access regarding:	
- pedestrian amenity (paving, weather protection, security lighting, seating)	Pedestrian amenity is considered in the architectural and landscape layout and arrangement of the accommodation. A clear and separate entry is expressed in the façade form and pavement treatment including air lock and entry transition.
- access for people with disabilities	Not applicable.
- proposed bicycle facilities (racks, storage lockers)	The accommodation contains an enclosed double garage with storage space capable to house bicycle facilities.
- existing bus services and over-snow services	Not applicable.
- vehicle access to a road	The proposed driveway connects directly to Valley Close.
- resident, staff, customer and visitor parking arrangements	The accommodation contains an enclosed double garage which is commensurate to the number of proposed bed licences granted (8).
- parking calculations	Not applicable.
- potential conflicts between vehicles, pedestrians, and cyclists.	The proposed development is not of public nature and should not result in any unexpected conflict between vehicles and pedestrians within the site boundaries.
Major traffic-generating proposals will require an access and traffic impact assessment report.	Not applicable.

Privacy, views and overshadowing

Show how the proposed development will affect privacy, views and overshadowing regarding:

- the location of habitable rooms

The site has interfaces with natural landscape to the north and the south with adjacent lodge interfaces only to the east and west.

This proposal places the location of habitable rooms largely oriented to the north or the south as a response to privacy both to and within the building. The living space has an interface with the eastern aspect but is setback from the closest boundary by 12 metres.



View to adjacent existing lodge to the east

The western façade has been designed with small punched window openings that will serve mainly as cross ventilation so will have little to no impact on the neighbouring property.



View to adjacent existing lodge to the West

- window placement relative to adjoining and adjacent buildings and public areas

Window placement has been critical to the arrangement of the internal spaces. With no adjacent buildings or public spaces to the north and only informal public space to the south, the internal rooms have been oriented in these directions accordingly.

The setbacks to the boundaries ensure that privacy, views and overshadowing are all in keeping with the locale.

- views between habitable areas

Refer to above comment.

- the use of planting and screening to improve privacy

The proposed landscape design seeks to favour grasses and shrubs over trees and screens. The overall concept of wrapping the land up over the building is the overriding principle in dealing with privacy.

- headlight glare and other glare, eg night skiing

The site is located at the end of the road so will be affected by headlight glare. The design responds to this by arranging the main living and social areas either oriented to other facades or significantly setback from the road.

- the placement of active

The proposed bedrooms all have sufficient distance to the main active outdoor areas

outdoor areas relative to bedrooms	of the design.
- the separation of roads and parking areas from bedroom and living areas	The closest road is Valley Close which is a narrow, quiet, one way local access road. The parking area for the lodge is proposed to be at the direct intersection of this road and the boundary. All bedrooms are separated both physically and visually from these features.
- the impact of the proposed development on views from adjoining/nearby properties	The proposed development should not have an adverse impact on main views through the site from adjoining developments.
- design options for protecting views.	
Air and noise	
Show that the proposal will not cause, or be affected by, air or noise emissions. Should the proposal not be able to achieve no air or noise emissions, demonstrate how these could be minimised. Consider:	
- the proposed source/method of heating and cooling	The development will contain both mechanical heating/cooling and a fire place for the cooler months. The building has been planned to allow for cross flow ventilation on both ground and first floor to control the temperature during warmer seasons.
- noise transmission from heating and cooling systems	Mechanical design has not commenced for the development; however provisions will be made to ensure noise from mechanical units is minimised to surrounding developments.
- noise transmission between buildings	The proposed development will meet the NCC standards for acoustic treatment of external walls.
- measures to mitigate external noise sources	The energy standards will dictate performance glazing to windows and well insulated walls, both of which will add to the acoustic performance of the lodges.
- existing sources of odour, smoke	The surrounding developments are mostly residential tourist accommodation in nature, so external pollution from surrounding developments should be minimal (if any).
- proposed mitigation measures, placement and height of chimneys and flues, air pollution control equipment, odour controls, buffer areas, location of waste storage facilities	Fireplace flues will comply with the appropriate Australian Standards. The lower ground floor level garage is capable of storing the waste bins.
- existing noise sources	Not applicable
- construction noise, hours of operation, type of equipment, predicted noise levels and consultation with adjoining leaseholders	Predicted construction hours are covered in appendix A 'SEMP' under section "noise and vibration pollution". Any additional construction requirements will take place in accordance with and Development Application conditions.
- operational noise, plant and equipment, predicted noise levels, hours of operation	The proposed development is residential tourist accommodation – There are no 'hours of operation', and noise from plant is covered in previous points.
Where noise is a major issue a report by a qualified acoustic consultant is required. This report would address predicted noise levels and proposed noise reduction measures.	Not applicable.
Soil, water and wastewater management	
Show how the proposal will deal with all aspects of soil, water and wastewater management:	
- show the proposed methods of	Refer to Civil documents.

sewage effluent disposal	
- if the development will be serviced by a reticulated water supply, provide details of any consultation with the relevant water supply authority	Refer to Civil documents.
- consider including appliances designed for maximum water efficiency	Fixture selection will rely on water efficiency with no fixture under 4 stars. This is in accordance with a water sensitive urban design model for a residential home (noting that the application is <u>not</u> for a residential home).
- consider infiltration and water harvesting techniques, eg swales and porous materials	Not applicable.
- include sufficient details on the management of water entering or leaving the site	Refer to Civil engineering documentation for drainage sumps and connections to existing infrastructure. The landscape design has considered levels to show a positive overland flow to follow the natural contours of the land.
- check the proposal includes sufficient justification that the proposed design measures for drainage will not adversely affect adjoining land	Stormwater management will be in accordance with the civil documentation for the built elements. The uncovered landscape area is largely designed to be porous allowing stormwater infiltration to the immediate natural ground. Where landscape wraps up over built elements (GARAGE), sufficient depth of soil has been designed to allow the predominant method of drainage to be absorption rather than disposal.
- check that design measures in the proposal are compatible with any potential flood environment	No flood zone identified.
- check there are sufficient details and information to assess the impact of the proposal on downstream waterways	Not applicable.
- check the proposal includes measures to treat liquid wastes, if appropriate	Not applicable.
- check measures are in place for emergency spill contingency for chemicals, oils and other harmful wastes	Not applicable.
- include details of measures to divert stormwater	Overland flow and drainage – Refer to Civil documents
- include details of measures to treat stormwater run-off from the site	Refer Civil documents
- check soil or erosion hazards on the site have been considered in the proposal	Refer Civil documents.
- include the proposed construction sequence for the site	<ol style="list-style-type: none"> 1. Service realignment 2. Site cut 3. Building 4. Landscape
- include critical areas of habitat that require special management on the site	Not applicable.
- include proposed dust control measures for the site	The proposed development is not likely to cause excessive dust generation, however during excavation water sprinklers from water trucks will be used and for the duration of the project the scaffold will be enclosed with shade cloth.
- include main rehabilitation	The landscape design proposes mainly native grasses and shrubs which is in

and revegetation measures proposed for the site.	keeping with the area and the existing precinct. Refer landscape design. Plant species selected include species from the Appendix 10 Rehabilitation Species List : Thredbo and Bullocks Flat, Rehabilitation Guidelines for the Resort Areas of Kosciusko National Park.
Heritage	
To date, three studies have been done for Kosciusko alpine resorts:	
- Thredbo Conservation Plan prepared by Clive Lucas, Stapleton and Partners Pty Ltd (July 1997)	
- Perisher Range Resorts Ski Resorts Heritage Study prepared by Peter Freeman Pty Ltd, Matthew Higgins and Heritage Management Consultants (June 1998)	
- Charlotte Pass Chalet Conservation Plan prepared by David Hogg Pty Ltd, Ken George Pty Ltd in association with Freeman Collett and Partners Pty Ltd and Matthew Higgins (March 1993).	
A heritage impact statement may be required if your proposal affects a building identified in any of these studies.	No heritage requirements.
Aboriginal cultural heritage	
If your proposal relates to an area of known or potential Aboriginal heritage and archaeology, include an independent assessment of the impact of your proposal on Aboriginal heritage and archaeology. Check all relevant policies and guidelines that have been adopted for the resort areas.	No aboriginal cultural heritage requirements. Refer to Aboriginal heritage due diligence assessment.
Energy	
Show how the proposal promotes energy efficiency by examining the following:	
Orientation of the proposal	Refer to site analysis.
Solar access	Refer to site analysis.
Insulation	Insulation has not yet been specified however, the envelope composition will be compliant with the NCC for climate zone 8 and be fit for purpose to minimise heat loss and heat gain across all seasons.
Natural ventilation	The building has been designed to allow for effective cross ventilation.
Heating, cooling and lighting	Heating and cooling is proposed for the lodges. The design is well placed to zone the mechanical input depending on the function (living / sleeping). This minimises spaces being tempered unnecessarily. Light fittings will be LED's to maximise energy efficiency.
Clothes drying	A drying area has been included in the laundry of the basement level.
airlocks	A physical airlock is located at the lower ground level entry adjacent to both the pedestrian entry and vehicular access.
Water heating.	The proposal will be for instantaneous hot water to reduce heat loss / inefficiency through hot water storage systems.

Waste

Show how the proposal promotes waste minimisation regarding:	
- source waste separation	Waste separation will be considered under the Thredbo waste management system.
- proposed recycling collection from commercial, accommodation, restaurant and entertainment premises	Not applicable.
- domestic food and organic waste collection and composting	Not applicable.
- litter control programs, if any	Not applicable.
- how building waste is re-used, recycled or disposed arrangements for hazardous waste materials.	Building waste during construction will be stored/removed from site via skip containers. No hazardous waste materials are proposed to be used.
Demolition	
Show how the proposal is consistent with the relevant Australian Standard for demolition, if applicable.	Demolition will be carried out by a licenced builder as part of the main construction work. this will be in accordance with AS2601 the demolition of structures and also workplace health and safety.

5.0 STATUTORY PLANNING ASSESSMENT

State Environmental planning Policy (Kosciuszko national Park – Alpine Resorts) 2007.

All relevant clauses contained within the above SEPP are addressed in the following breakdown.

5.1 (11) Land use table

The proposed development is considered as 'tourist accommodation'; thus, is permitted with consent.

5.2 (12) Demolition

Demolition of the existing lodge is proposed.

5.3 (13) Subdivision

The proposed development is not proposing any land subdivision.

5.4 (14) Matters to be considered by consent authority

Matter for consideration	Response
(1) In determining a development application that relates to land to which this Policy applies, the consent authority must take into consideration any of the following matters that are of relevance to the proposed development:	
(a) the aim and objectives of this Policy, as set out in clause 2	<p>The proposed development has been designed to suit the aims and objectives outlined in clause 2. The proposal will update the existing lodge with deference to the natural environment setting by allowing the landscape to wrap up and over the bulk of the form. This strategy will ensure that the proposal does not have an adverse impact on the contextual environment and being a 'modern statement of architecture and design' reinforces the continual development of the ski resort and it's regional significance.</p> <p>A modernisation project such as this is an opportunity to integrate a high level of ecological sustainability that is inherent with current building and design standards.</p>
(b) the extent to which the development will achieve an appropriate balance between the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding)	<p>The subject land is in an established built area that exists currently with a lodge. While the proposed lodge realigns the building to achieve the brief requirements, there are no significant departures from the existing level of impact to the natural environment.</p> <p>A geotechnical report and bushfire hazard report has been prepared for this Development Application and the proposed development will adhere to any strict requirements outlined in these documents to help mitigate any environmental hazards.</p>
(c) having regard to the nature and scale of the development proposed, the impacts of the development (including the cumulative impacts of development) on the following: <ul style="list-style-type: none"> (i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development, (ii) the capacity of the reticulated effluent management system of the land to which this Policy applies to cater for peak loads generated by the development, 	<p>The proposed development will not generate an increase in transport, effluent management, waste disposal, or water consumption, during peak seasons within the Woodridge area.</p> <p>The proposal is for a direct replacement of intensity of use.</p>

<p>(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,</p> <p>(iv) the capacity of any existing water supply to cater for peak loads generated by the development</p>	
<p>(d) any statement of environmental effects required to accompany the development application for the development</p>	<p>This statement of environmental effects satisfies this clause.</p>
<p>(e) if the consent authority is of the opinion that the development would significantly alter the character of the alpine resort—an analysis of the existing character of the site and immediate surroundings to assist in understanding how the development will relate to the alpine resort</p>	<p>The proposed development should not significantly alter the character of the alpine resort.</p> <p>A character analysis of the area has been undertaken previously with key findings:</p> <ul style="list-style-type: none"> • two storey buildings plus a loft / mezzanine level in the roof space within a maximum height of 11 metres this proposal is two storeys and is less than 11 metres in height • small floor areas per apartment The site coverage for the proposal is 245sqm. The site area is 704sqm resulting in a coverage ratio of 35% which is in accordance with the guidelines and other projects in the area. • small bed ratios per site The proposal results in a GFA calculation of 357sqm. For the 8 bed licences, this is a bed ratio of 45sqm per bed. This is in alignment of the surrounding lodges. • small building widths per apartment The design breaks down the width of the building by wrapping the landscape up over the garage to allow a continuous ribbon of green through the site. • setbacks of 3 metres to boundaries and 6 metres between buildings All walls are setback in excess of 3 metres from the boundary with the exception of a minor alignment at BED1 where the glass line is not parallel to the boundary resulting in setbacks varying between 2500mm and 3300mm.
<p>(f) the Geotechnical Policy—Kosciuszko Alpine Resorts (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development,</p>	<p>Refer to Geotechnical report.</p>
<p>(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works</p>	<p>Refer to 'Sediment and Erosion Control Plan'.</p>
<p>(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works</p>	<p>Refer to Civil documents for stormwater drainage details.</p>
<p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range</p>	<p>The proposed development complies with site restrictions, so the visual impact will be no more imposing than any other development of similar nature.</p>
<p>(j) the extent to which the development may be connected with a significant increase in activities, outside of the ski season, in the alpine resort in which the development is proposed to be carried out</p>	<p>The proposed development is not expected to incur increased levels of traffic outside of ski season.</p>
<p>(k) if the development involves the installation of ski lifting facilities and a development control plan does</p>	<p>Not applicable.</p>

not apply to the alpine resort:	
(l) if the development is proposed to be carried out in Perisher Range Alpine Resort	Not applicable.
(m) if the development is proposed to be carried out on land in a riparian corridor: (i) the long term management goals for riparian land, and (ii) whether measures should be adopted in the carrying out of the development to assist in meeting those goals.	The proposed development is identified as being in the riparian corridor and has been identified by the consent authority as being located within 40m of Merits Creek. As a result the development must be considered integrated development and shall be referred to NRAR for approval. The current management goal is to ensure no erosion to the land adjacent to the water course. It is noted that the proposed lodge will be sited largely in a similar position to the current lodge to allow the current management plans of the riparian corridor to remain unchanged.
(2) The long term management goals for riparian land are as follows:	
(a) to maximise the protection of terrestrial and aquatic habitats of native flora and native fauna and ensure the provision of linkages, where possible, between such habitats on that land	The proposal is for a replacement of a lodge so the effect on terrestrial and aquatic habitats is not proposed to be altered. Work is not proposed to be undertaken to affect the stability of existing banks or the direction of natural overland flow path of water.
(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained	
(c) to minimise soil erosion and enhance the stability of the banks of watercourses where the banks have been degraded, the watercourses have been channelised, pipes have been laid and the like has occurred.	
(3) A reference in this clause to land in a riparian corridor is a reference to land identified as being in such a corridor on a map referred to in clause 5.	

5.5 (15) Additional matters to be considered for buildings

(1) Building height In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed height of the building (where relevant) and the extent to which that height:	
(a) has an impact on the privacy of occupiers and users of other land, and	The proposal is for a replacement of an existing 2 storey lodge. The new lodge has been designed to comply with the development guidelines for the Thredbo Alpine village and is under the 11-metre height limit.
(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	
(c) has an impact on views from other land, and	This proposal will not significantly impact privacy, solar access, or views from adjoining sites.
(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and	The subject site is located over 150 metres away from Alpine way with multiple existing lodges built between it. The proposed development is consistent with the Thredbo Alpine Village guidelines and therefore will not have an adverse impact when viewed from Alpine Way.
(e) if the building is proposed to be erected in Perisher Range Alpine Resort—needs to be limited so as to assist in maintaining the skyline when viewed from Kosciuszko Road and any other public roads, and	Not applicable.
(f) if the building is proposed to be erected in an alpine resort other than Thredbo Alpine Resort or Perisher Range Alpine Resort—is similar to existing buildings in the resort where it is proposed to be erected, and	Not applicable.
(g) if the building is proposed to be erected in Bullocks Flat	Not applicable.

Terminal—relates to the topography of its site.	
(2) Building setback	
In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed setback of the building (where relevant) and the extent to which that setback:	
(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and	The setback to the block boundaries vary as the site is irregular in shape. Generally the building has been designed to be setback at least 3 metres to built edge walls. The proposed use is for tourist accommodation and there is no adjoining or adjacent commercial use.
(b) assists in achieving high quality landscaping between the building and other buildings, and	The design concept is largely generated as a response to the natural character of the setting. We have wrapped the landscape up over the bulk of the building to create visual and pedestrian links to the wider park beyond the limits of the boundary. Refer to landscape design documents.
(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and	The site is located on the edge of Woodridge subdivision and is within an enclave of other tourist accommodation sites. There are no adjoining sites or public spaces that are intended for public gatherings.
(d) is adequate for the purposes of fire safety, and	The building is proposed to be setback from all boundaries and will comply with the relevant section of the NCC and the bush fire report for fire protection.
(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and	The proposal does not seek to fence or enclose any boundaries with fixed elements to restrict site access. The stormwater and drainage services are proposed to be realigned to the built form as per the Civil services drawings.
(f) will facilitate the management of accumulated snow.	Complies.
(3) Landscaped area	
In determining a development application for the erection of a building on land, the consent authority must take into consideration (where relevant) the extent to which landscaping should be used:	
(a) as a means of assisting in the protection of the unique alpine environment of the alpine resort concerned, and to maximise its natural visual amenity, for the benefit of visitors and natural ecosystems, and	Landscape surrounds include Plant species selected from the Appendix 10 Rehabilitation Species List : Thredbo and Bullocks Flat, Rehabilitation Guidelines for the Resort Areas of Kosciusko National Park. The concept for the building as a whole seeks to incorporate the bulk of the building within a landscape blanket. This will visually connect the southern edge of the site with the national park to the north and result in the perception of the form to be only the LIVING and BED1 spaces.
(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and	
(c) to limit the apparent mass and bulk of the building, and	
(d) as an amenity protection buffer between the proposed building and other buildings, and	
(e) as a means of reducing run-off, and	
(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.	

6.0 Environmental Planning and Assessment Act 1979 – Section 4.15 Evaluation

The following section of the report will assess the proposed development against 'Section 4.15 Evaluation' (Section 79 (C)) of the Environmental Planning and Assessment Act 1979.

(a) The provisions of:

- (i) any environmental planning instrument, and
- (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
- (iii) any development control plan, and
- (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 under section 7.4, and
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),
- (v) (Repealed)

Response:

The proposal is permissible and satisfies the objectives of the State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts 2007)

(b) The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

Response:

The proposal is modest in nature – the replacement of a lodge. It considers Council's planning controls, the circumstances of the site and the desired visual character of the area under the Thredbo alpine village development guidelines. This proposal provides for a high degree of amenity for any future occupants, while ensuring minimal impact to neighbouring sites.

(c) The suitability of the site for the development:

Response:

The proposed development is permissible as 'tourist accommodation under the land use table (section 5.1 of this report) and the development is centrally located around other sites of the same 'tourist accommodation' nature; so as a result of its function, the finished development will blend in with the surrounding sites.

d) Submissions made in accordance with this act or the regulations:

Response:

The consent authority to determine if notification is required.

e) The public interest:

Response:

The proposed development is in the interest to the public as it will be a modern statement of alpine architecture, ultimately enhancing the quality of built form in Thredbo by improving the contextual aesthetics in the Woodridge area. It will serve as an example of how to modernise the aging infrastructure.

7.0 CONCLUSION:

As demonstrated above, the proposed tourist accommodation development on Lot 619 / DP1118588, 9 Valley Close, Thredbo complies with all of the regulatory and statutory requirements. The new ski lodge will provide modern amenity to its tenants through its considered planning and response to the site and surrounding landscape – The development should be a lasting positive contribution to the area and Thredbo in general.

APPENDIX A:

SITE ENVIRONMENTAL MANAGEMENT PLAN (SEMP)

Thredbo lodges - Lot 619 / DP1118588 – 9 Valley Close, Thredbo NSW.

Erosion and sediment control management plan (ESCMP)

Refer to attached Erosion and Sediment Control Plan prepared by Indesco Engineering.

Management of native vegetation

The vegetation on the proposed site consists mostly of grass, a small number of trees at the site extremities.

There is no identified native vegetation located on the site which would be damaged as a result of the construction/disruption of the site.

Waste management

To ensure that waste is correctly managed throughout the construction process, the following controls are to be adhered to:

- All construction waste which is generated on site is to be collected in an appropriate waste bin and carefully removed from site via an appropriate waste control vehicles and disposed of at the Jindabyne landfill.
- All persons working on site must be correctly inducted to ensure that cleanliness is maintained on site.
- All general litter which is generated on site is to be collected in a waste bin and disposed of at the Thredbo tip.
- All waste which is removed from site must be securely covered to ensure no spillage.
- Efforts must be made to minimise landfill waste and actively look for recycling opportunities for all waste produced on site.
- The worksite shall be left completely clean and free of all waste produced as a result of the construction once the construction is complete.

Noise and vibration pollution

The intended hours of operation is from 7am to 5pm Monday to Friday, 8am to 5pm on Saturday and no work on Sundays or public holidays from October through to May of each year. No construction is to take place from June through to September.

Air pollution

Construction of the proposed development is not expected to create any unnecessary air pollution.

Fuel and chemicals

The proposed development will not require the storage of any fuels or chemicals on site, with the exception of general cleaning products.

Emergency procedures

Organisation	Emergency Phone	Non Emergency Phone
NSW Police	000	Jindabyne: 6456 2244
NSW Fire & Rescue	000	Perisher: 6457 5037 / Jindabyne: 6456 2476
NSW Ambulance	000	Perisher: 6457 5037
Medical Centres	Perisher (winter only): 6457 5266 / Jindabyne: 6457 1221	
National parks & Wildlife service (NPWS)/OEH	1800629104	Perisher: 6457 4444 / Jindabyne: 6450 5555
Roads and Maritime Services	Traffic incidents & road conditions: 131 700 Road closures and special events: 132 701	
Environment Protection Authority Environment Line	131 555	
NRMA Road Service	Jindabyne: 6456 1159	