



Project: Alterations & Addition to Existing Lodge
Clancy Alpine Lodge
21 Plum Pine Road, Smiggin Holes NSW 2624
Lot 180 DP756697

DATE: NOVEMBER 2020
PREPARED FOR: CLANCY SKI LODGE C/- ROBERT MATHER
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REVISION: 01

1.0 The Proposal

The project for which this Statement applies is for alterations and addition to existing commercial lodge known as Clancy Alpine Lodge at 21 Plum Pine Road, Smiggin Holes within the Kosciuszko National Park, NSW. The site is legally described as Lot 180 DP756697.

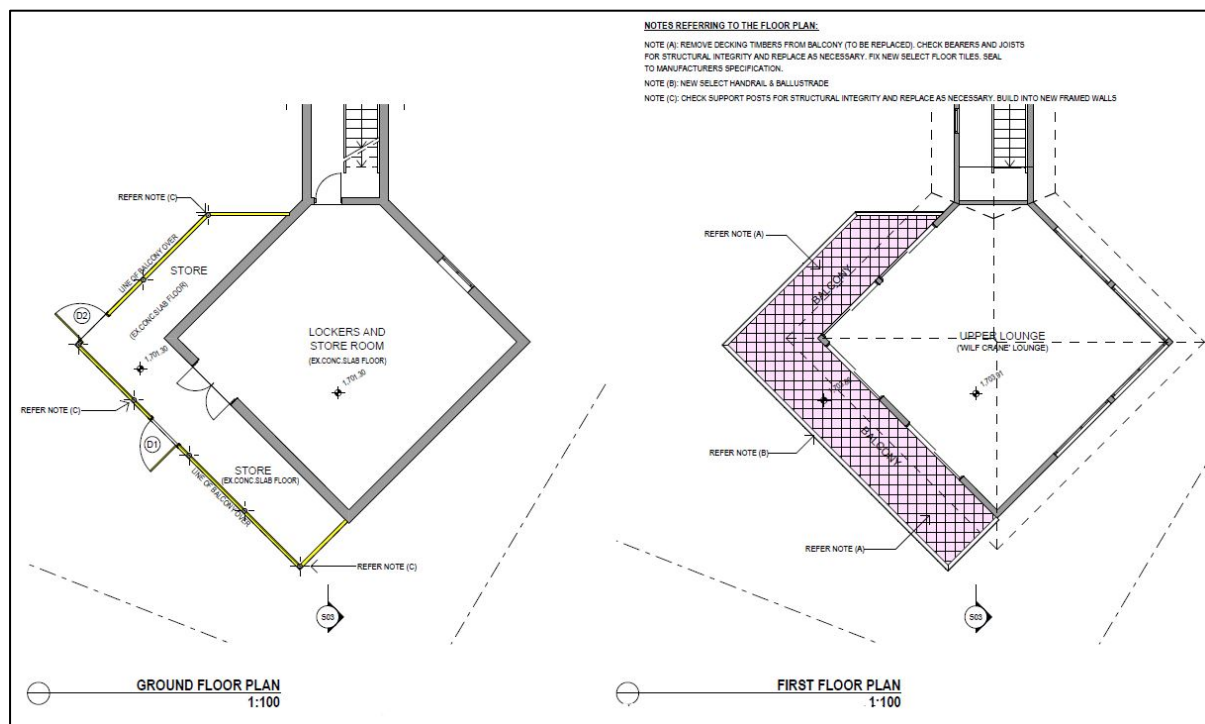
The proposal seeks approval to undertake new works to upgrade the existing lodge to offer a higher standard of accommodation and service for the local tourism industry.

Following is a list of the alterations to Clancy Alpine Lodge:

- Replacement of existing timber decking on balcony and install new handrail/balustrade (check bearers and joists of balcony for structure integrity and replace if necessary).
- Renovation of ensuites to Bedrooms 1 to 8 including the removal of non-structural dividing walls in ensuites 2, 4, 6 and 8.
- Extension of existing ground floor managers room (extension confined to existing building footprint and to be extended no further than existing side awning).

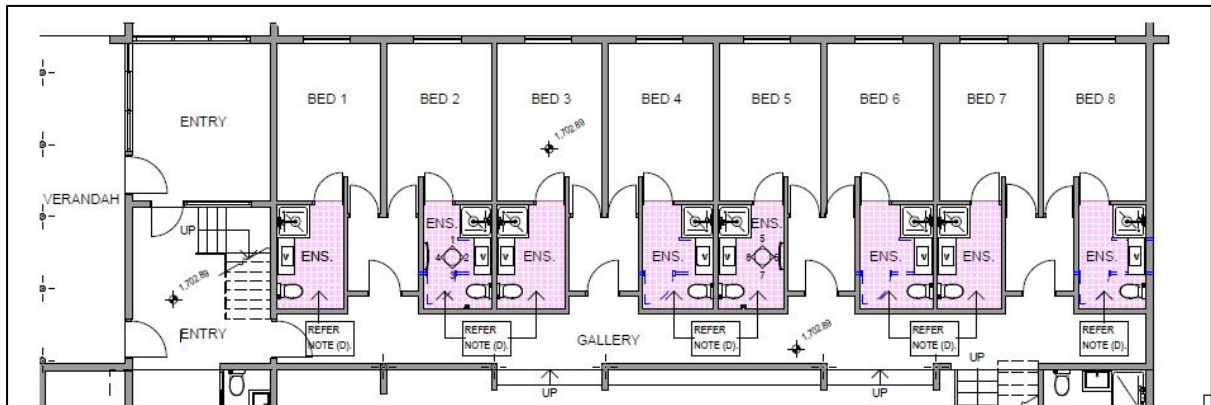
This Statement of Environmental Effects will accompany a Development Application to be lodged with the Department of Planning & Environment (DPE) in accordance with the State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007, under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

1.1 Replacement of Existing Decking and Install New Handrail/Balustrade

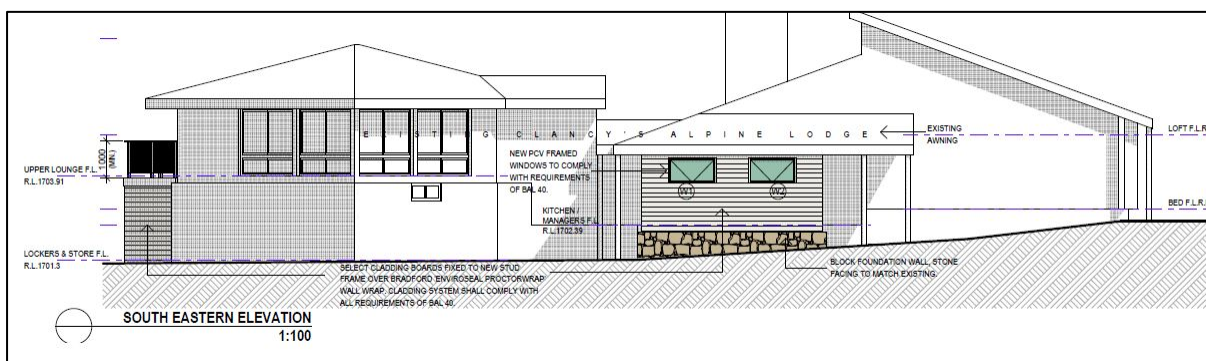
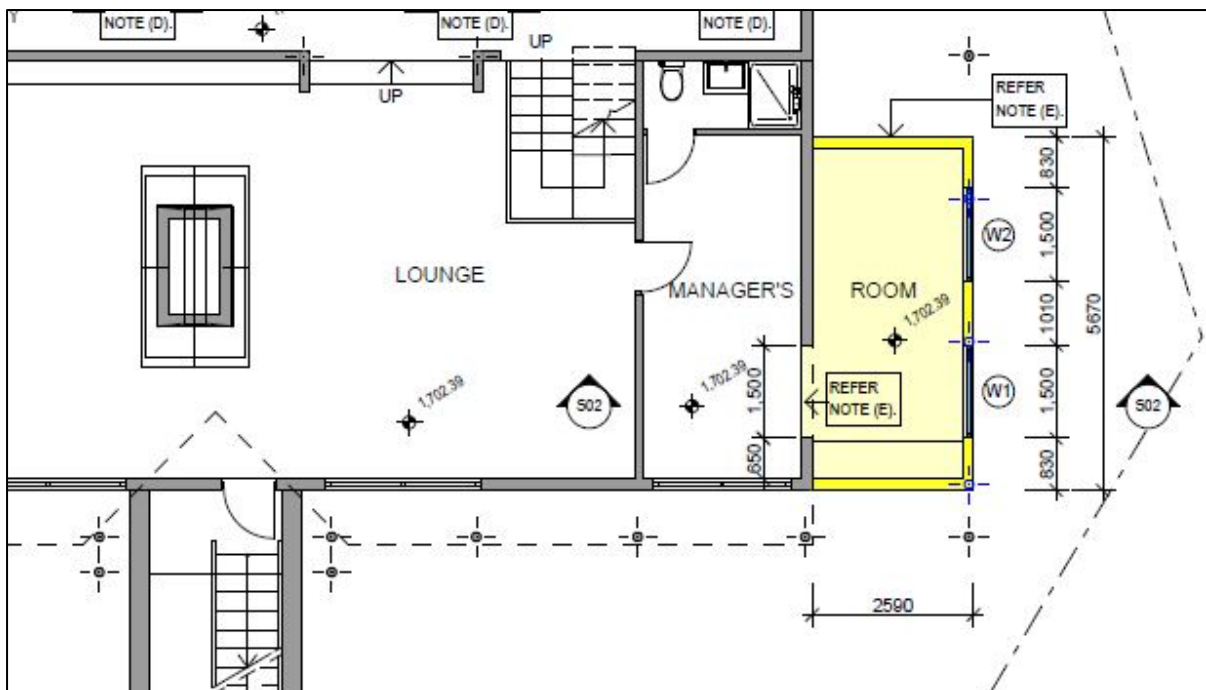


1.2 Renovation of Ensuite Bathrooms 1 – 8

Including the removal of non-loadbearing dividing walls from ensuites 2, 4, 6 & 8



1.3 Extension of Managers Room (Ground Floor)



2.0 Site Location & Context

2.1 Locality Plan

The site is located centrally within Smiggin Holes on Plum Pine Road. Smiggin Holes is one of four resort areas of Perisher Ski Resort - one of the most popular ski resorts in Australia. The lodge is located 31.3km from the nearest town of Jindabyne with Kosciuszko Road providing all-weather road access to Smiggin Holes.

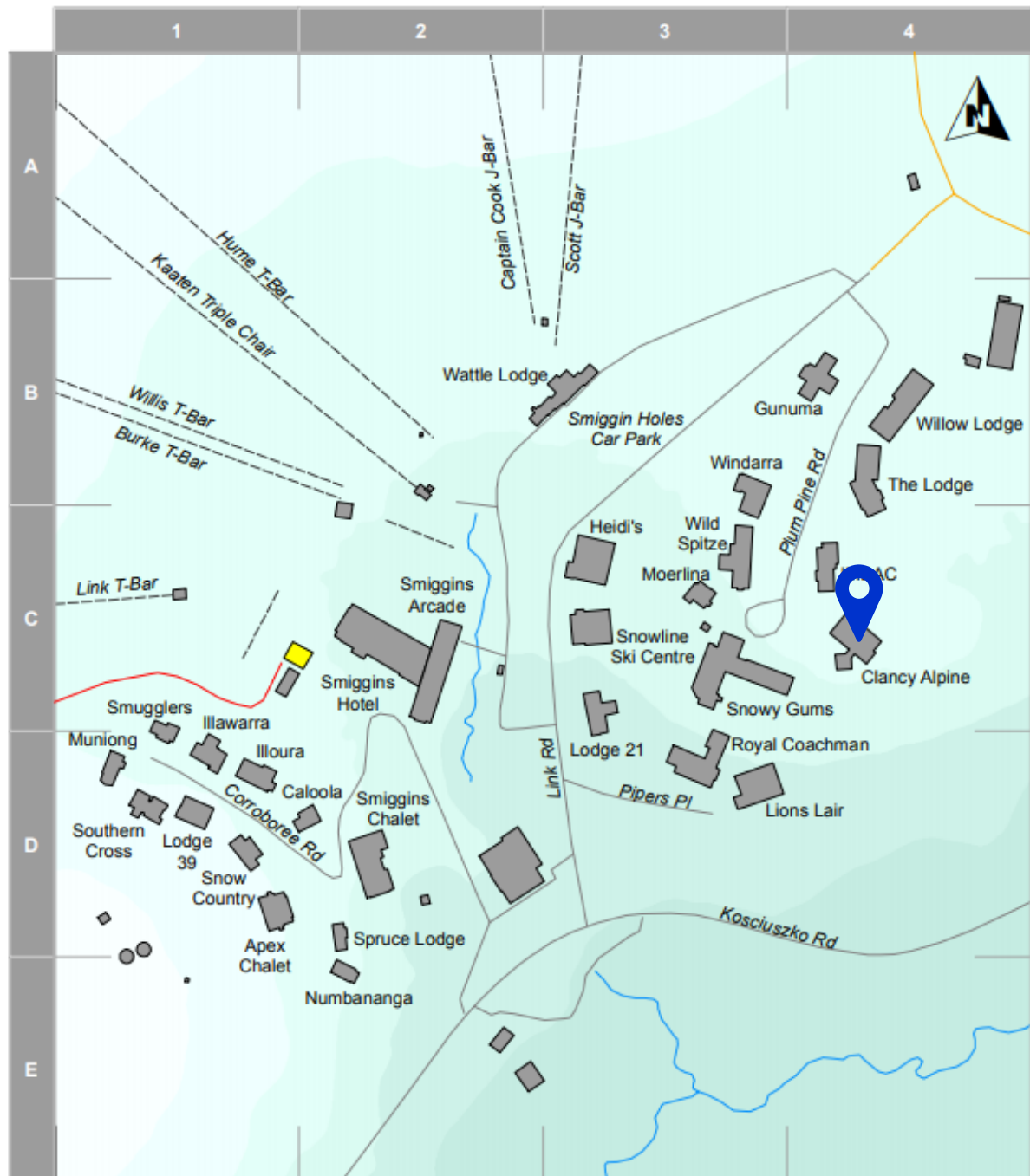


Figure 1: Map of Smiggin Holes by Office of Environment and Heritage: NPWS

2.2 Site Analysis

The site is located at 21 Plum Pine Road, Smiggin Holes NSW 2624.

The existing building surrounding the lodge collectively demonstrate a similar siting pattern of orientation that fits to the property boundaries and landfall contours. The land falls from the North-East to the South-West.

The site is surrounded by other existing lodges that have been designed to sit within the natural topography.

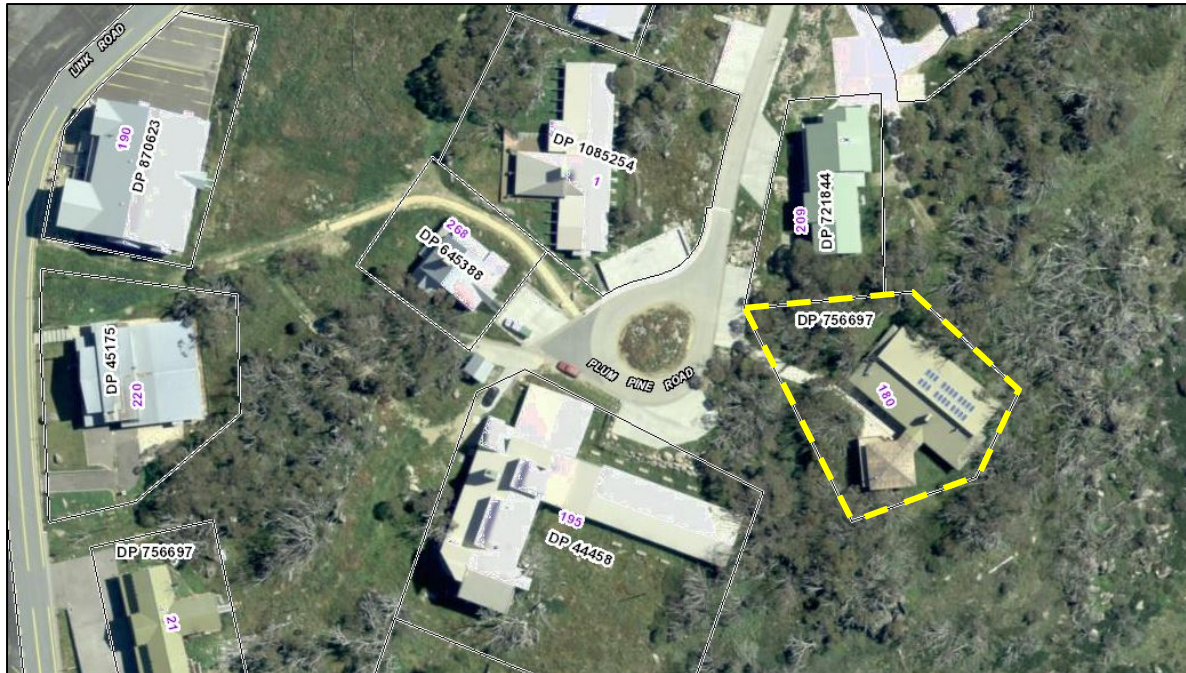


Figure 2: Aerial view of subject lot from SixMaps

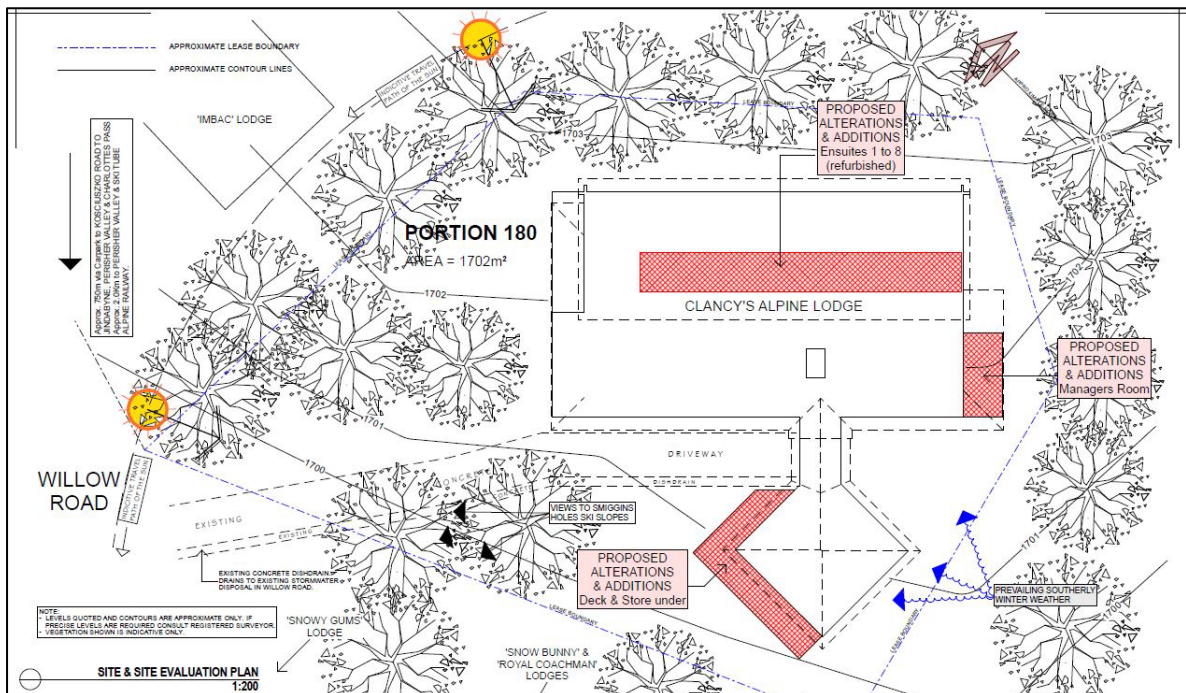


Figure 3: Site Plan by Building Designers Association of Australia

2.3 Site Contours

Landfall is consistent across the site falling from the north-east to the south-west. Figure 5 (above) indicates the contours of the site. Access to the site is well maintained.

2.4 Site Photos



Western side of the Lodge



Northern side of the Lodge



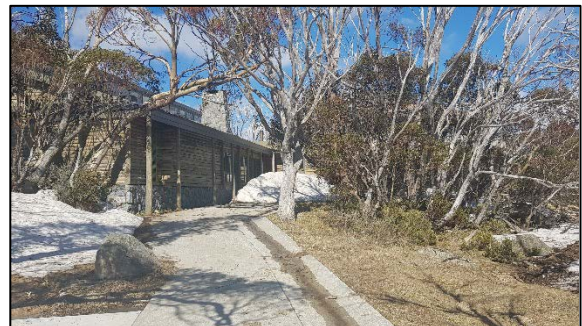
Eastern side of the Lodge



Addition of Managers Room location



Existing guest parking on Plum Pine Road



Driveway/access to the Lodge

3.0 Project Description

3.1 Building Description

Clancy Alpine Lodge is comprised of eleven guest bedrooms plus managers room within the village of Smiggin Holes in the Kosciuszko National Park. The lodge offers accommodation to guests with single and bunk bed configurations.

Private ensuites are provided for each bedroom with all ground floor ensuites to guest bedrooms proposed to be upgraded as part of this application. A spacious open plan kitchen, living and dining area features a fireplace and plenty of amenities ensure the comfort of guests. The Lodge also offers laundry facilities, plenty of storage and drying room.

Exterior features of the Lodge are consistent with the Alpine architecture of the region offering a mix of timber and stone cladding and steel roof. The extension to the existing managers room is proposed to remain under the existing awning (replacing wood store) to remain within the existing building footprint with external materials to match those existing.

Ground Floor

- Entry
- Lockers and storeroom
- Open plan kitchen, dining and lounge area with fireplace
- Drying room
- Laundry and storeroom
- Managers room (to be extended)
- Bedrooms 1 to 8 with ensuites (to be upgraded)
- Two staircases to loft

Loft

- Storeroom
- Bedrooms 9 – 11 with ensuites
- Loft area to bedroom 3 and 6.
- Managers loft/storage area
- Two staircases to ground floor

3.2 Colour Schedule

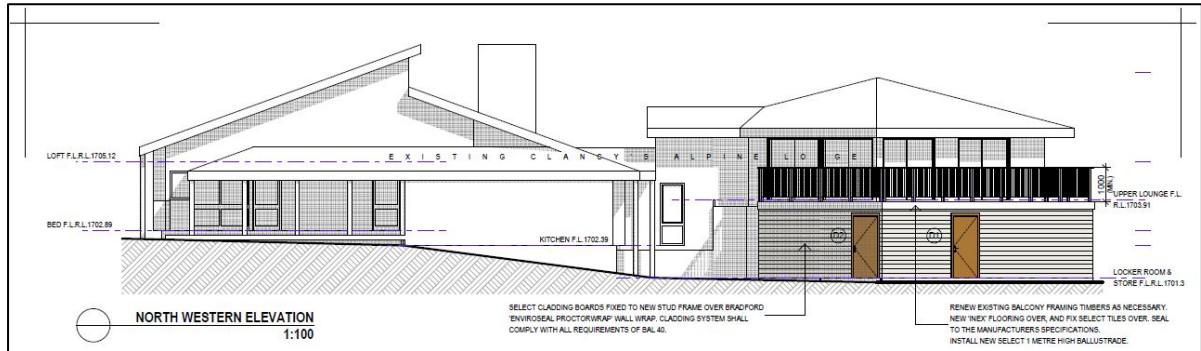
There are no proposed changes to the existing colour schedule under this proposal.



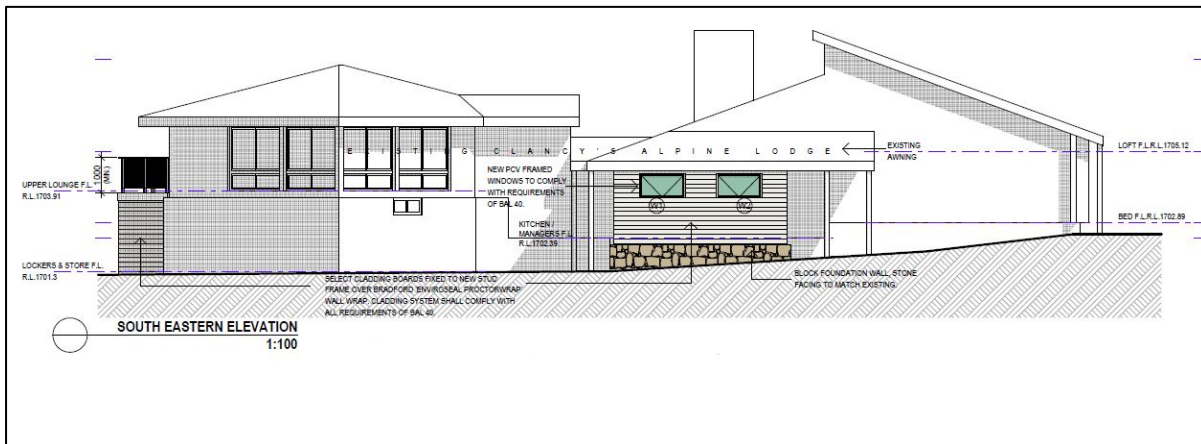
Figure 5: Proposed extension to match colour and materials of existing Lodge

3.3 Elevations

3.3.1 North West Elevation



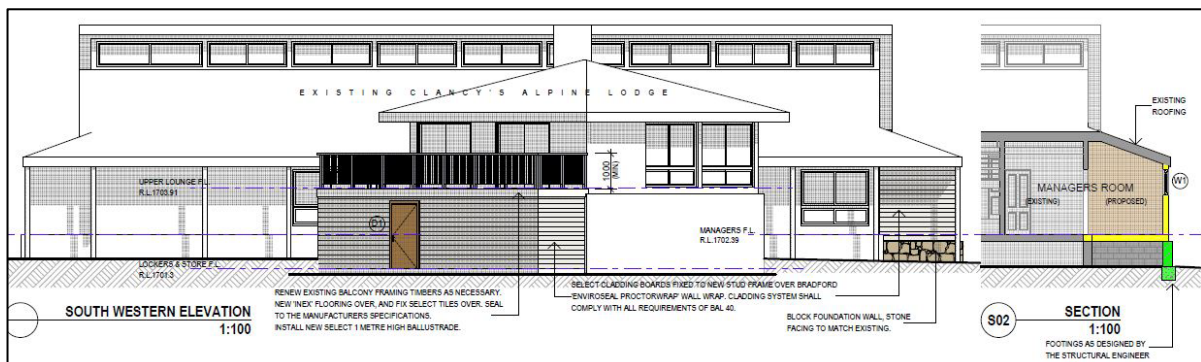
3.3.2 South East Elevation



3.3.3 North East Elevation



3.3.4 South West Elevation



3.4 The Built Form and Character of Adjoining Development

The surrounding buildings are of various architectural vernacular styles - typically built 40 years or more ago with a similar alpine architectural style offering a combination of natural materials such as timber and stone cladding.

The external features of the Lodge are consistent with the architecture of the region offering a mix of timber and stone cladding with steel roofing. The extension to the existing managers room is proposed to remain under the existing awning (replacing wood store) to remain within the existing building footprint with external materials to match those existing.

As there are no major changes proposed to the exterior of the building or windows with all alterations remaining within the existing building footprint, there will be no change to the current view sharing.

See below example of adjoining development within Smiggin Holes.



IMBAC Alpine Club

- Adjoining property to the North West



Snowy Gums

- Adjoining property to the South West



Altitude – The Lodge

- To the North of Clancy Alpine Lodge




Moerlina Ski Lodge

- Adjacent property to the West

4.0 Table 1—General Information

Project description	
<p>Following is a list of the proposed alterations and addition that remain within the existing building footprint of Clancy Alpine Lodge:</p> <ul style="list-style-type: none"> • Replacement of existing timber decking on balcony and install new handrail/balustrade (check bearers and joists of balcony for structure integrity and replace if necessary). • Renovation of ensuites to Bedrooms 1 to 8 including the removal of non-structural dividing walls in ensuites 2, 4, 6 and 8. • Extension of existing ground floor managers room (extension confined to existing building footprint and to be extended no further than existing side awning). <p>The proposal sets about gaining approval for the proposed improvements to the existing Lodge.</p>	
Site suitability	
The site is suitable for the proposed development.	
<ul style="list-style-type: none"> • site constraints such as flooding, slope, geotechnical hazards, bushfire and any other risks 	<p>Identified as bushfire prone land. See Bushfire Hazard Assessment Report provided with application.</p> <p>The site is within “Zone G” of the Kosciusko National Parks Alpine Resorts, and hence a geotechnical investigation and slope instability risk assessment is required. See geotechnical report provided by ACT Geotechnical Engineers.</p>
<ul style="list-style-type: none"> • effects on the local environment, landscape, streetscape, appearance or scenic quality of the locality 	<p>The building offers typical alpine style architecture which is consistent with the surrounding development and existing buildings of Smiggin Holes. Materials are comprised of timber cladding and stonework and a steel pitched roof which complements the surrounding area.</p>
<ul style="list-style-type: none"> • biological and ecological impacts including the impacts on fauna and flora 	<p>Proposed alterations not identified as an area with high biodiversity values. See Biodiversity & Aboriginal Heritage Assessment provided.</p>
<ul style="list-style-type: none"> • impacts on existing and future amenity of the locality 	<p>The upgrades are deemed to be of positive influence on both the existing building as well as Smiggin Holes by offering more modern accommodation for the tourism service industry.</p>
<ul style="list-style-type: none"> • the age and condition of any structures or buildings. 	<p>The building is in sound condition.</p>
Present and previous uses	
<p>Clancy Alpine Lodge offers holiday accommodation to its members which is consistent with its use since construction.</p> <p>No known contaminating activities have ever been undertaken on site.</p>	
Operational details	
No proposed changes to operation of the Lodge proposed.	

Change of use of a building (where there is no building work)
The proposed alterations do not involve a change of use. The Lodge will remain as holiday accommodation.
Building classification and Building Code of Australia (BCA)
The Lodge is classified as 3 – Accommodation No changes to the essential services contained in the current Fire Safety Statement are required.
Snow Deposition
No change to overall roof design is proposed as part of this application. Extension to remain within existing building footprint and extend to the edge of existing awning. All external works have been designed to ground snow load of 17.658 kPa as per structural engineering plans provided by GZ Consulting Engineers.
Engineering details
To supplement the application, a geotechnical report by ACT Geotechnical Engineering was undertaken to assess the site suitability for the installation of the six modular dwellings (see geotechnical report provided). ACT Geotechnical Engineering determined that: <i>“the current load-bearing capacity of the existing building will not be exceeded or adversely impacted by the proposed development, and the proposed works are of such minor nature that the requirement for geotechnical advice in the form of a geotechnical report, prepared in accordance with the “Policy”, is considered unnecessary for the adequate and safe design of the structural elements to be incorporated into the new works, and in accordance with AS2870 “Residential slabs & footings”, the site is classified as a Class “S” (slightly reactive) site.”</i> Bearers and joists of balcony will be checked for structural integrity on removal of existing decking and will be replaced where necessary.
Social and economic impact
The proposed alterations have been designed to minimise any amenity impacts on the neighbouring properties and is not expected to generate any negative social or economic issues. The new building will provide greater amenity to the owners and guests to the building as well as offering commercial options to the greater Thredbo community and visitors to the area. The investment in the building resulting in a positive economic impact with a number of short-term construction jobs being generated. Additionally, on a long term basis accommodation and employment for two year-round managers will be provided.
Access and traffic
There are no changes proposed to existing access or parking as part of this application. Designated parking for Clancy Alpine Lodge located on Plum Pine Road.
 <p>Figure 6: Existing designated parking for Clancy Alpine Lodge (no change to guest numbers proposed)</p>

No major increases in traffic will occur due to the alterations.
Privacy, views and overshadowing
There will be no privacy, views or overshadowing issues created by the proposed alterations. Addition of windows to managers room extension does not look into adjoining property or impact views from habitable rooms.
Air and noise
No air and noise pollution will be created by the proposed alterations and use of the Lodge. Works will be primarily be internal and will be completed during allowed construction hours between October and May and not impact adjoining properties. As noise is not a major issue, a report from qualified acoustic consultant will not be required.
Soil, water and wastewater management
No changes water and wastewater management proposed. There are also no critical areas of habitat found on site.
Heritage
Clancy Alpine Lodge is not identified as having heritage values. Therefore, a heritage impact statement is not required.
Aboriginal cultural heritage
There are no confirmed site records or any other associated landscape feature information from an AHIMS search. In addition to this, there is also no record of Aboriginal objects being present at the site from any other sources of information that a person is already aware. See Biodiversity & Aboriginal Heritage Assessment provided.
Energy
No changes to existing energy efficiency measures proposed as part of this application.
Waste
No changes proposed to existing waste minimization procedures.
Demolition
Minor demolition required for bathroom upgrades, replacement decking and extension to manager's room. Construction waste will be removed from Kosciuszko National Park and disposed of accordingly.

5.0 Considerations of Section 1.3 of the EP&A Act

In determining a development application, a consent authority must take into consideration the objects referred to in Section 1.3 of the EP&A Act as are of relevance to the development:

Object of the EP&A Act	Consideration
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources	Alterations and additions to Clancy Alpine Lodge including providing modern amenities for users will have a positive impact social and economic welfare on the region.
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment	Proposed alterations will offer a higher more sustainable accommodation offering positive economic and social impacts as well as minimal impact on the environment.
(c) to promote the orderly and economic use and development of land	The proposed development will provide modern accommodation and enhance the offering of the Lodge providing an economic use of the site.
(d) to promote the delivery and maintenance of affordable housing	Not applicable.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats	No predicted impacts to the environment from the proposed development have been found. Hence is considered as ecologically sustainable development. See assessment provided.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	The proposed alterations and additions will not impact upon cultural heritage, including Aboriginal heritage. See assessment provided.
(g) to promote good design and amenity of the built environment	Proposed alterations and additions will match existing mix of natural colours and materials and will complement the natural setting and built environment of Smiggin Holes.
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants	Proposed alterations and additions will comply with class 3 buildings. Establishment of the APZ and external additions to meet construction requirements BAL40 will enhance health and safety of occupants.
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State	Integrated development application with NPWS and NSW Rural Fire Service.
(j) to provide increased opportunity for community participation in environmental planning and assessment.	Development application to be place on Department's website.

6.0 Division 4.3 Clause 4.15 (1)—Matters for Consideration—General

In determining a development application, a consent authority must take into consideration the matters referred to in Clause 4.15 (1) of the EP&A Act as are of relevance to the development:

4.15 – 1 (a) (i) the provisions of an environmental planning instrument

The applicable environmental planning instrument is State Environmental Planning Policy (Kosciuszko National Park — Alpine Resorts) 2007.

4.15 – 1 (a) (ii) the provisions of 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)

None are applicable to the proposal.

4.15 – 1 (a) (iii) the provisions of any development control plan

None are applicable to the proposal.

4.15 – 1 (a) (iiia) the provisions of 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

None are applicable to the proposal.

4.15 – 1 (a) (iv) the provisions of any Regulations (to the extent that they prescribe matters for the purposes of this paragraph)

Clause 92 — The proposal involved demolition and a condition is included in Schedule 2 requiring compliance with AS 2601-1991 Demolition of structures. The subject site is not within the coastal zone. Demolition works confined to the removal of non-loadbearing partition walls in the ensuites of bedroom 2, 4, 6 and 8 and removal of old timber decking.

4.15 – 1 (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

Natural Environment: Impacts on the natural environment will be minimal, with most of the proposed works on internal features only. The proposed external addition of extending the managers room is to be confined within the existing building footprint and to end at the edge of existing awning. The extension will be located where existing ground disturbance has occurred.

Built Environment: The proposed alpine lodge materials are to remain consistent with the existing proposed together with the roof form, floor and deck configurations, energy efficient glazing and building materials to give the building a modern look that is intended to add interest as well as complement the surrounding buildings. The overall changes to the built environment are considered of positive influence to the existing building locality.

Social and Economic impacts in the locality: The proposed alterations have been designed to minimise any amenity impacts on the neighbouring properties and is not expected to generate any

negative social or economic issues. The upgrades will provide greater amenity to the manager of and guests to the building as well as offering commercial options to the greater Smiggin Holes community and visitors to the area.

The investment in the building resulting in a positive economic impact with a number of short-term construction jobs being generated. Additionally, extending the managers room will improve facilities for manager accommodation at the Lodge.

4.15 – 1 (c) the suitability of the site for the development

The original building has been designed to fit the natural topography of the lot and to blend in with its natural environment with a mix of timber and stone cladding. The proposed extension is to blend seamlessly into the existing building as well as remain within the existing footprint with the extension to be contained under existing awning.

Geotechnical issues have been considered in the geotechnical report submitted with the application.

The proposed development will not create biological or ecological impacts or impacts on the fauna and flora (see Biodiversity and Aboriginal heritage Assessment submitted with application).

An APZ has already been established in agreement with NPWS and RFS. No further landscaping proposed other than maintaining the APZ in perpetuity to address the legislative bushfire requirements and reduce the impact of the existing exotic grasses.

The extension has been designed to address the bushfire considerations required. A separate bushfire report has been submitted as part of this proposal.

4.15 – 1 (d) any submissions made in accordance with this Act or the regulations

The Consent Authority may require that the application be notified to adjoining properties and lessees. Submissions will be able to be made on the NSW Planning and Environment website once the application is on exhibition.

4.15 – 1 (e) the public interest

The development proposal satisfies the objectives of the State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 and is considered positive in terms of the public interest.

7.0 State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007

7.1 Clause 14 - Matters to be Considered by Consent Authority

(1) In determining a development application that relates to land to which this Policy applies, the consent authority must take into consideration any of the following matters that are of relevance to the proposed development—	
(a) the aim and objectives of this Policy, as set out in clause 2,	No negative impacts on the built and natural environment under this proposal.
(b) the extent to which the development will achieve an appropriate balance between the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),	Minor excavation or previously disturbed ground for managers room extension. No predicted geotechnical hazards for proposed works, see geotechnical report provided. Bushfire Hazard Assessment provided. Flooding is not applicable.
(c) having regard to the nature and scale of the development proposed, the impacts of the development (including the cumulative impacts of development) on the following:	The development proposal will have minimal change to the existing building footprint as alterations confined within existing footprint.
(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development,	No change to existing bed numbers or use of Lodge proposed.
(ii) the capacity of the reticulated effluent management system of the land to which this Policy applies to cater for peak loads generated by the development,	No changes to transport requirements, effluent management, waste disposal and water infrastructure proposed.
(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,	
(iv) the capacity of any existing water supply to cater for peak loads generated by the development,	
(d) any statement of environmental effects required to accompany the development application for the development,	SEE provided
(e) if the consent authority is of the opinion that the development would significantly alter the character of the alpine resort—an analysis of the existing character of the site and immediate surroundings to assist in understanding how the development will relate to the alpine resort,	The intent of the proposal is to gain approval for proposed upgrades to existing Lodge. The general appearance and structure of the Lodge remains unchanged when viewed externally.
(f) the <i>Geotechnical Policy—Kosciuszko Alpine Resorts</i> (2003, Department of Infrastructure, Planning and Natural Resources) and any	See geotechnical report provided.

<p>measures proposed to address any geotechnical issues arising in relation to the development</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>(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,</p> <p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range</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>(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:</p> <p style="padding-left: 20px;">(i) the capacity of existing infrastructure facilities, and</p> <p style="padding-left: 20px;">(ii) any adverse impact of the development on access to, from or in the alpine resort,</p> <p>(l) if the development is proposed to be carried out in Perisher Range Alpine Resort—</p> <p style="padding-left: 20px;">i. the document entitled <i>Perisher Range Resorts Master Plan</i>, as current at the commencement of this Policy, that is deposited in the head office of the Department, and</p> <p style="padding-left: 20px;">ii. the document entitled <i>Perisher Blue Ski Resort Ski Slope Master Plan</i>, as current at the commencement of this Policy, that is deposited in the head office of the Department,</p> <p>(m) if the development is proposed to be carried out on land in a riparian corridor—</p> <p style="padding-left: 20px;">i. the long term management goals for riparian land, and</p> <p style="padding-left: 20px;">ii. whether measures should be adopted in the carrying out of the development to assist in meeting those goals.</p>	<p>Minor excavation works proposed for managers room extension 2.59 x 5.67m. See geotechnical report provided.</p> <p>Stormwater disposal remains unchanged.</p> <p>The proposed improvements have been designed to complement the surrounding built form. No visual impact will be created.</p> <p>No changes to the level of activity during the summer months. Lodge will operate its usual operation.</p> <p>Not applicable</p> <p>Proposed alterations consistent with the Perisher Resorts Master Plan.</p> <p>Not located within riparian corridor.</p>
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(2) The long term management goals for riparian land are as follows—

<p>(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,</p> <p>(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,</p> <p>(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.</p>	<p>Not applicable.</p> <p>Subject lot is not located within a riparian corridor.</p>
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7.2 Clause 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—

<p>(a) has an impact on the privacy of occupiers and users of other land, and</p> <p>(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and</p> <p>(c) has an impact on views from other land, and</p> <p>(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and</p> <p>(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</p> <p>(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</p> <p>(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.</p>	<p>The height of the building remains unchanged from original consent.</p> <p>The solar impact in relation to overshadowing remains unchanged.</p>
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(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—

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| <ul style="list-style-type: none">(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and(b) assists in achieving high quality landscaping between the building and other buildings, and(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and(d) is adequate for the purposes of fire safety, and(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and(f) will facilitate the management of accumulated snow. | <p>The setbacks and footprint of the Lodge remain unchanged.</p> <p>APZ has been established in correlation with NPWS and RFS. No changes to existing landscaping proposed as part of this application.</p> |
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(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—

- | | |
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| <ul style="list-style-type: none">(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(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,(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. | <p>NA – vegetation remains unchanged.</p> <p>An APZ has been established in correlation with NPWS and RFS. No changes to existing landscaping proposed as part of this application.</p> |
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8.0 Conclusion

Suitability of the site for development

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

Submissions Made in Accordance with the Act or regulations:

Given the proposals minimal environmental it is unlikely to raise significant objection.

The Public Interest

The proposal is in the public interest as:

- It provides a sustainable land use.
- The proposal is suitable within the locality
- The proposal is positive in terms of the amenity of the area.

9.0 Site Environmental Management Plan (SEMP)

As detailed in the Statement of Environmental Effects, the proposed staff accommodation and infrastructure will generate minimal impacts.

- Minimal site clearing activity will occur through this project.
- No flow paths will be altered as a result of this development.
- Scaffolding will be erected at natural ground level (directly underneath the proposed deck location) during the construction phase in order to reach the proposed construction zone.
- Construction vehicles will enter the site via the existing site entry.
- Construction vehicles will park in the sites existing designated car parks.
- All construction materials will be stored within the existing site car parking zone.

Dust Control

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

Litter Control

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

Emergency Procedures

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

Organisation	Emergency Phone	Non Emergency Phone
NSW Police	000	Jindabyne: 02 6456 2244
NSW Fire and Rescue	000	Perisher: 02 6457 5037
NSW Ambulance	000	13 1233
Cooma Hospital	02 6455 3222	
National Parks and Wildlife Service (NPWS)/OEH	1800 629 104	Snowy Region: 6450 5600 Jindabyne: 6450 5555
Roads and Maritime Services	Traffic incidents & road conditions: 131 700 Road closures and special events: 132 701	
EPA Environment Line	131 555	
NRMA Road Service	13 21 32	

Noise control

Noise on a construction site can become a form of pollution to the local environment through the use of plant, machinery and tools. For protection of employees and visitors to the site they are issued with PPE including ear protection.

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

- All plant, machinery and tools will be maintained in good working order at all times;
- Work involving noisy tools or machinery to be used inside the building structure when possible;
- Strict hours of operation for each site will be implemented to reduce noise pollution to the surrounding areas
- In the instance of receiving a complaint in regards to noise levels immediate rectification will occur as far as practical.

Fuels & Chemicals

No fuel or chemicals will be stored onsite during construction.

