



**Project: Alterations to Existing Chalet  
13 Alpine Way, Thredbo NSW  
Lot 709 DP 1119757**

DATE: JUNE 2020

PREPARED FOR: PURE CHALET THREDBO C/- ANDREW & KERRI KOCZANOWSKI

PREPARED BY: COMPLETE TOWN PLANNING PTY LTD

REVISION: 02

## The Proposal

The project for which this Statement applies is for alterations to existing commercial lodge known as Pure Chalet at 13 Alpine Way, Thredbo Village, within the Kosciuszko National Park, NSW. The site is legally described as Lot 709 DP1119757.

The proposal aims to address orders for works which have been undertaken by current and previous owners. The upgrades are deemed to be of positive influence on both the existing building as well as Thredbo Village by offering boutique accommodation for the tourism service industry.

The alterations that have occurred within the chalet have been done so without previous consent. The proposal sets about gaining approval for the existing works.

The proposed alterations involved the conversion of the third floor (loft area) into accommodation creating a total of five bedrooms and a total floor area of 300sqm.

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).

## ALTERATIONS

Following is a list of the alterations to Pure Chalet Thredbo:

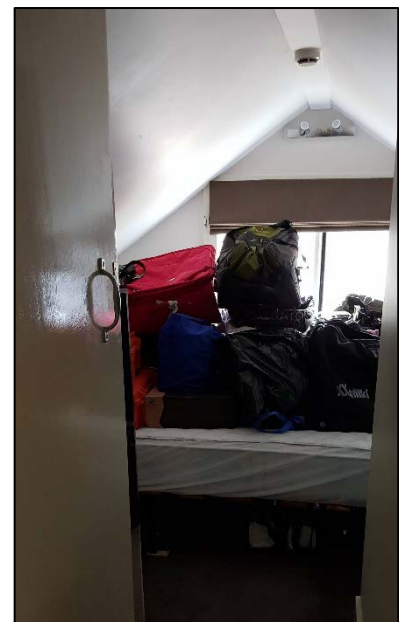
1. Addition of storage room walls in the third floor (loft area)
2. Change of use to allow third floor (loft area) to be used as bedroom
3. Removal of mezzanine from third floor (loft area)
4. Upgrade & addition to laundry area (within existing footprint)
5. Addition of new retaining walls
6. Structural alteration to existing balcony



## 1. ADDITION OF STORAGE ROOM WALLS IN THIRD FLOOR LOFT AREA

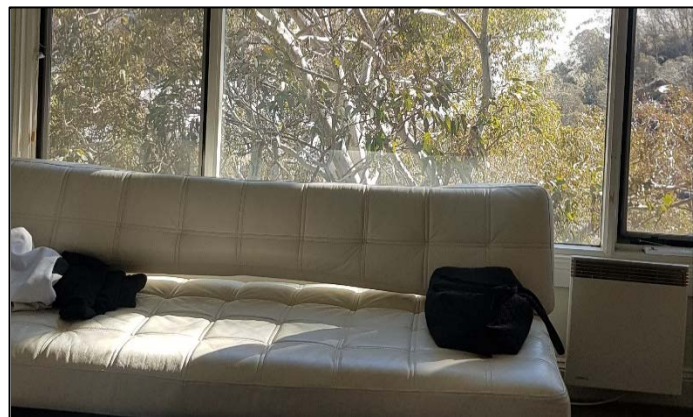
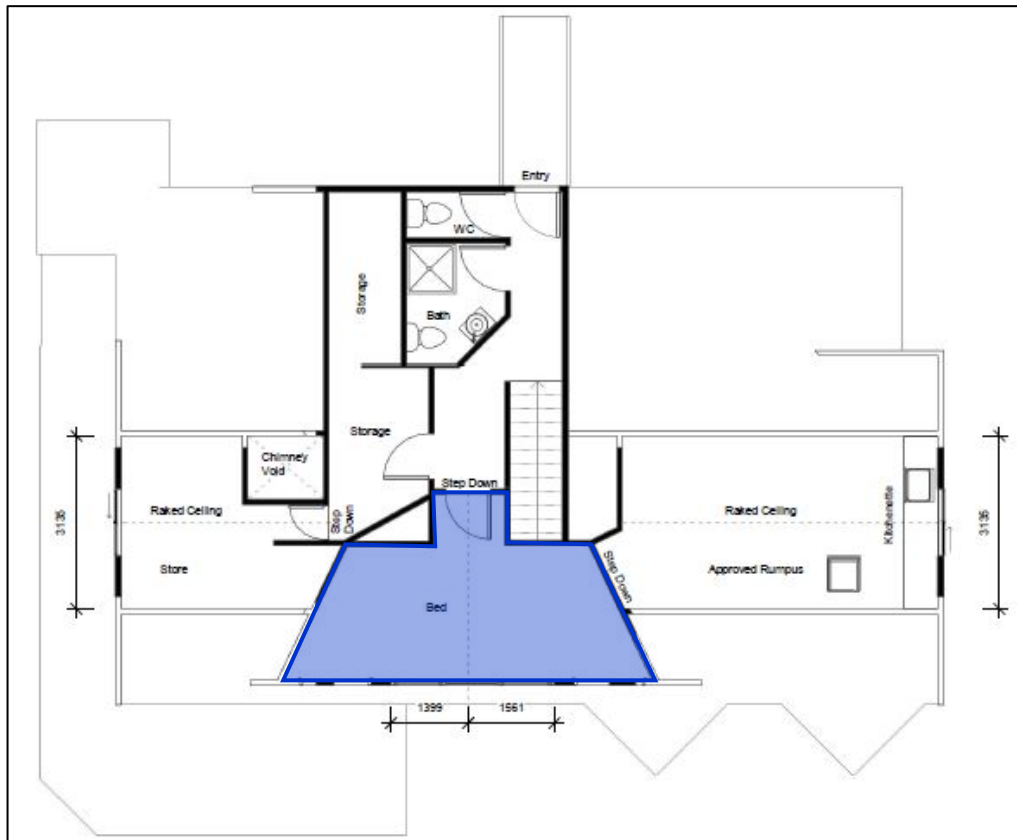


Entry to Storage Room in loft area

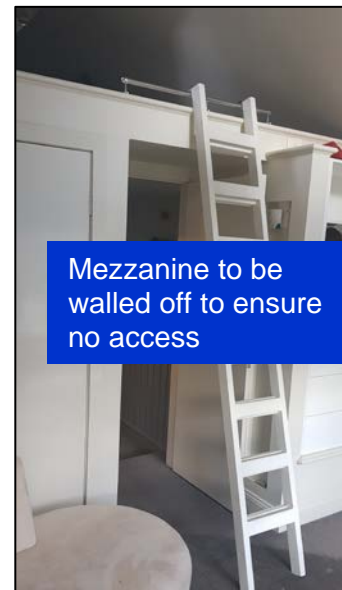
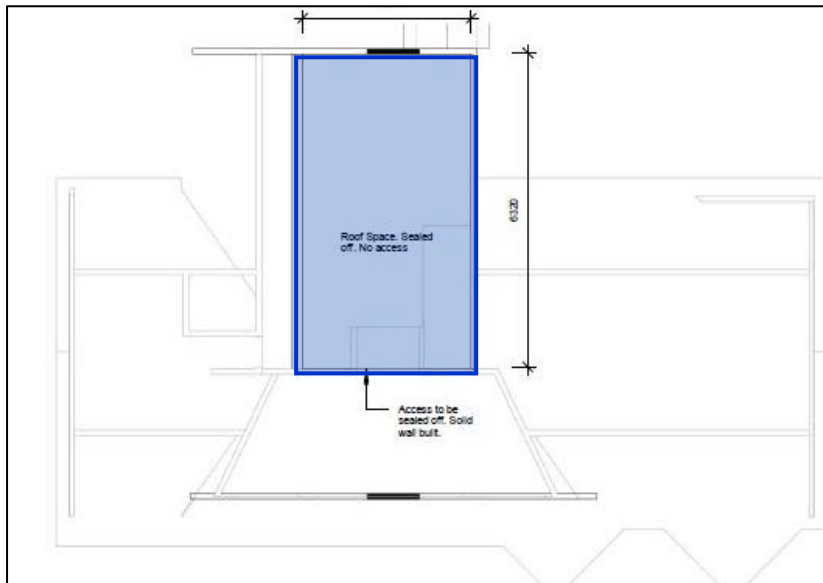


Storage Room

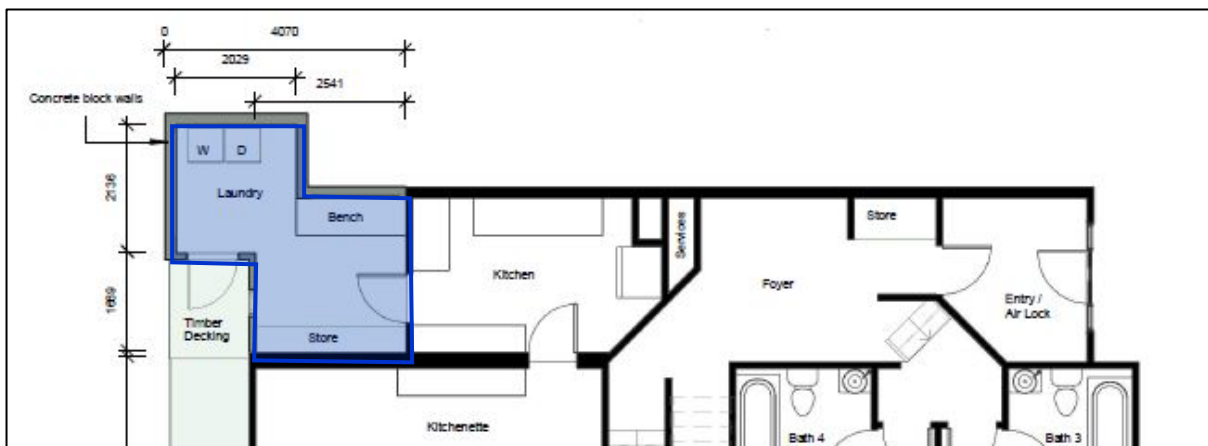
## 2. CHANGE OF USE TO ALLOW THIRD FLOOR (LOFT AREA) TO BE USED AS BEDROOM



### 3. REMOVAL OF MEZZANINE FROM THIRD FLOOR (LOFT AREA)

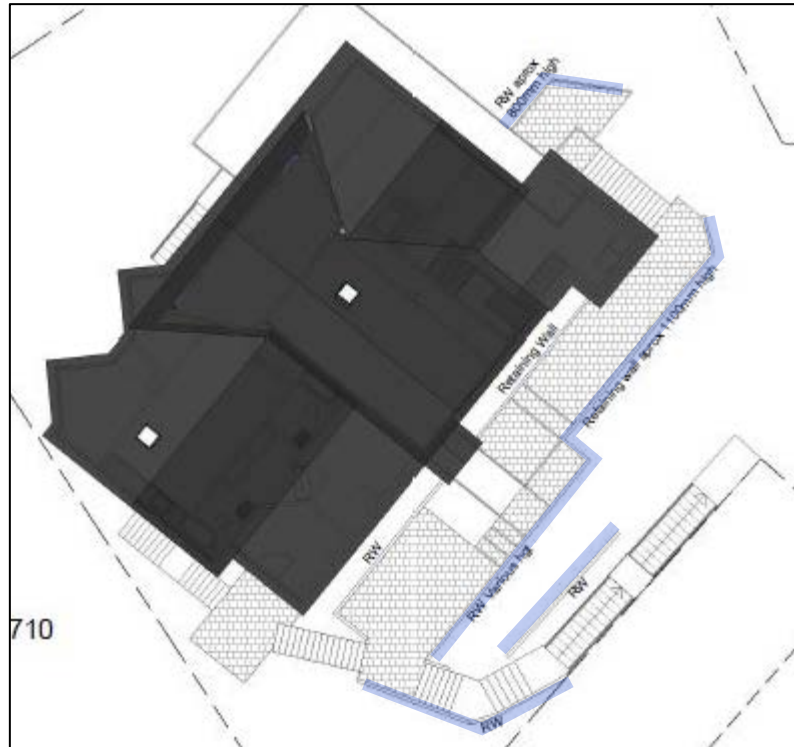


### 4. UPGRADE & CONVERSION OF WOOD STORE TO LAUNDRY AREA

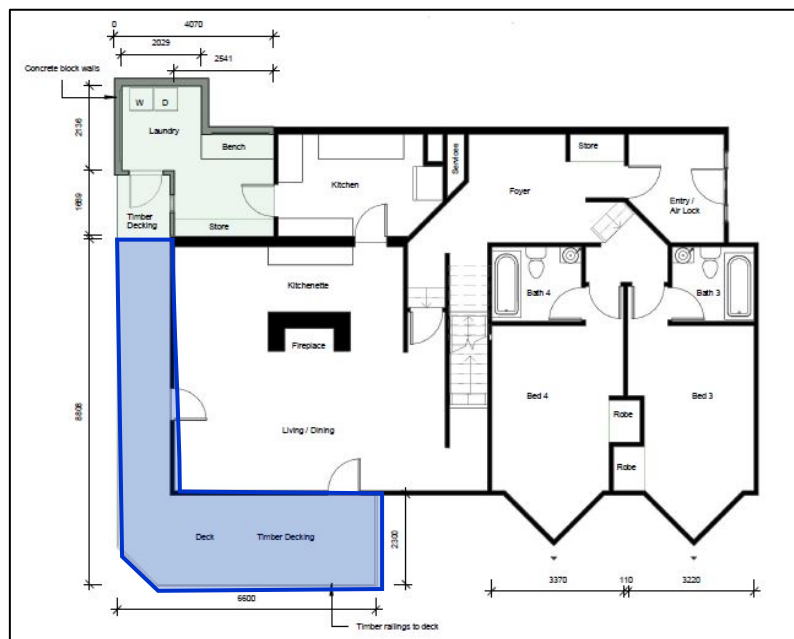




## 5. ADDITION OF NEW RETAINING WALLS



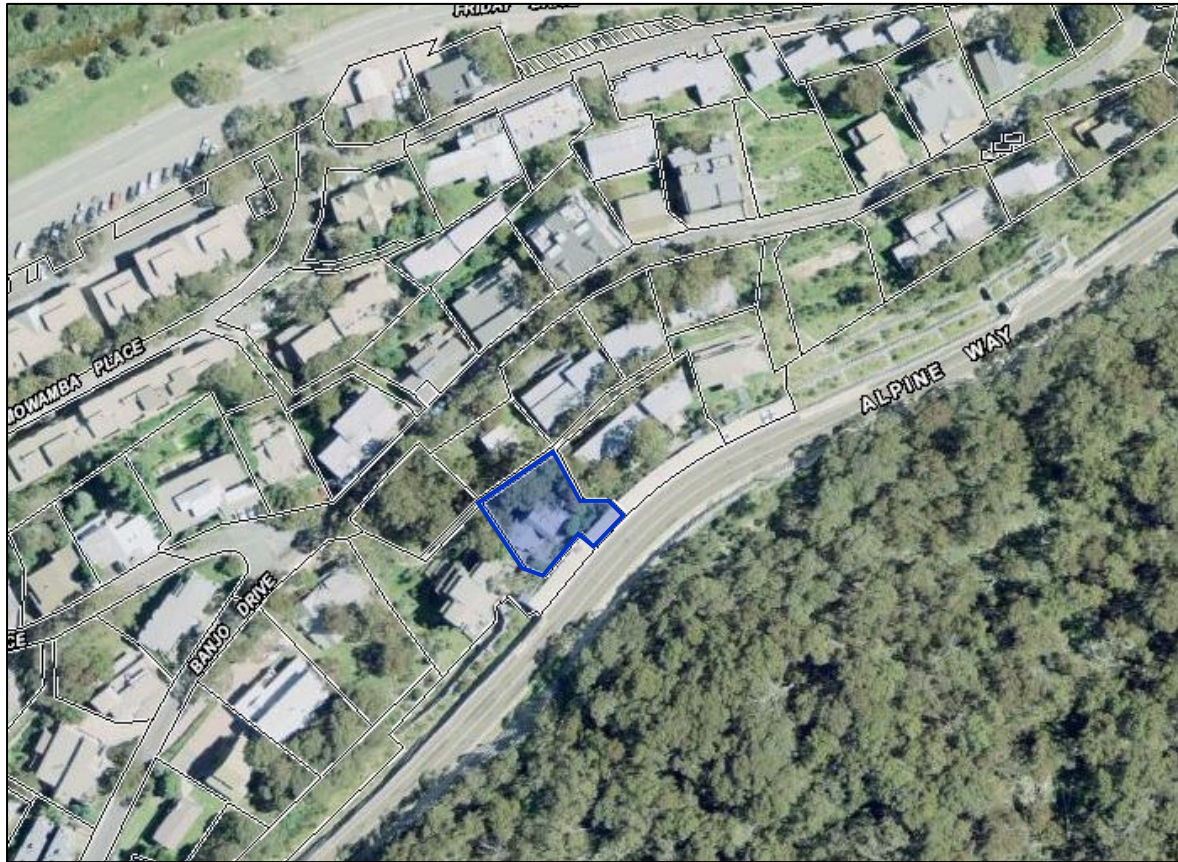
## 6. STRUCTURAL UPGRADE TO EXISTING BALCONY





## Locality Plan

The site is located centrally on the Alpine Way within the village of Thredbo NSW.



## Site Analysis



The site is located at 13 Alpine Way, Thredbo, NSW 2627. The site is located immediately adjacent to and below the Alpine Way.

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 south to north.

The site is surrounded by existing chalets that have been designed to sit within the steep topography. Thredbo is a labyrinth of pathways and stairwells and the access to the village to and from Pure Chalet is no exception.

## Site Contours

Landfall is generally consistent across the site and surrounding immediate area. In the geotechnical report provided by Douglas Partners, the report identifies that the site falls in a north-westerly direction at an estimated slope of 26-30 degrees.

Due to the slope of the site, new retaining walls have been installed as well as a laundry and balcony on the north east elevation.

To supplement the application, a geotechnical report by Douglas Partners was undertaken to assess the site suitability for the balcony upgrade, laundry (converted firewood storage area) and replacement sleeper retaining walls. The report notes:

*'The site investigation found that the chalet is constructed on a series of cut and fill terraces with fill depths identified to be up to 1m. It is noted that the recent modifications have not altered the terracing or influenced new cuts apart for small excavations for footings. There were no observable ground breaks within the site nor was there any indication of damage to the existing structures as a result of the modifications.'*

Access to the site is well maintained.



## Site Photos



*Stairs to Pure Chalet from Thredbo Village*



*New laundry area (contained within existing building footprint and floor area)*



*Pure Chalet, south-west elevation*



*Access to Pure Chalet from the Alpine Way*



*Looking from the Alpine Way to Pure Chalet Entry on upper level and paved/retained area*



*Replacement decking (contained within existing building footprint and floor area)*

## Building Description

Pure Chalet is comprised of four guest bedrooms (to accommodate up to eight guests) and managers accommodation in the loft (to accommodate up to two managers) with Kosciuszko Thredbo approving bed licenses for 10 people.

The proposed alterations involved the conversion of the loft area into accommodation creating a total of five bedrooms and a total floor area of 300sqm.

The building offers typical alpine style architecture which is consistent with the surrounding development and existing buildings of the Thredbo Village. Materials are comprised of timber cladding and stonework and a steel pitched roof which complements the surrounding area. All alterations including the replacement of the deck remains consistent with the existing design components and provides visual interest and enhances Thredbo as an alpine village.

The building follows the natural sloping topography of the lot and is made up of three levels as follows:

### Level 1

- Separate entrance from the village side of chalet
- Foyer
- Two Bedrooms with ensuites
- Staircase to level 2
- Two storerooms

### Level 2

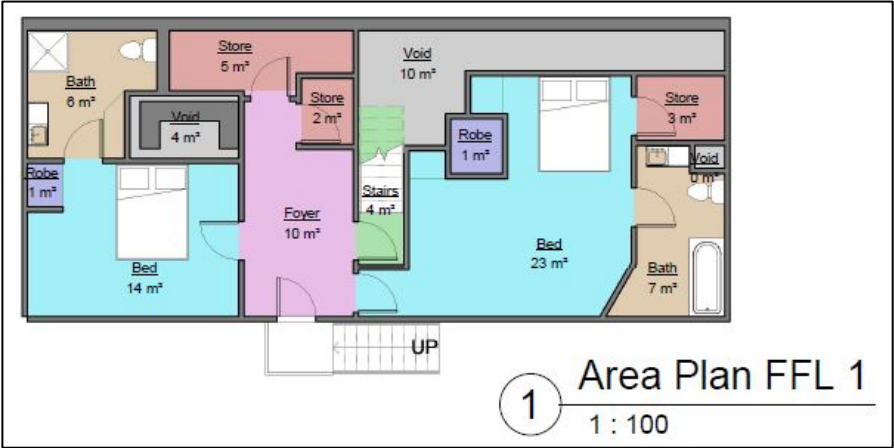
- Main entry including air lock and foyer
- Two bedrooms with ensuites
- Access staircase to level 1
- Living room with fireplace
- Balcony accessible from living room
- Kitchen/service area
- Laundry addition (new works)
- Staircase providing access to level 3

### Level 3

- Managers accommodation
- Access from Alpine Way side of chalet
- Bedroom
- Bathroom
- Separate toilet
- Lounge area
- Kitchenette and service room
- Access to level 2



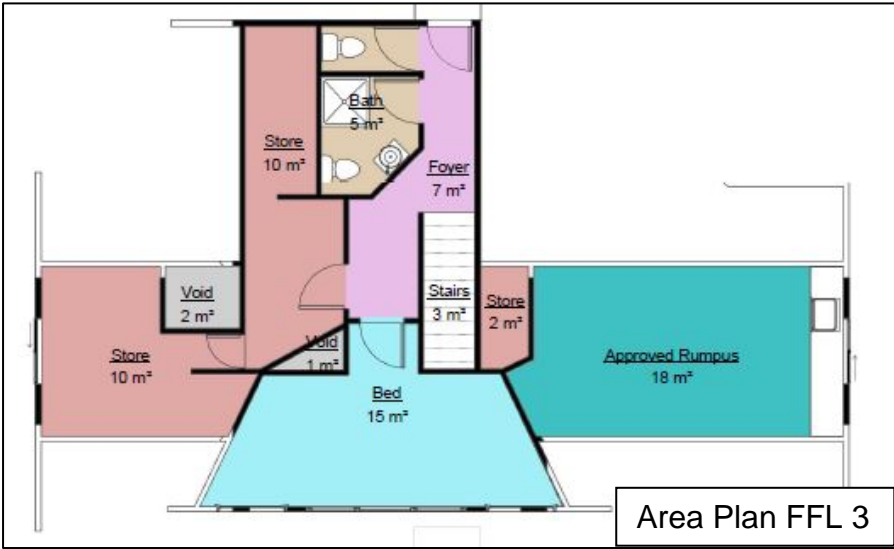
Floor Areas



Area Schedule	
Name	Area
Approved Rumpus	18 m²
Bath	28 m²
Bed	84 m²
Foyer	40 m²
Living	44 m²
Robe	4 m²
Service	20 m²
Stairs	11 m²
Store	34 m²
Void	17 m²
Grand total	300 m²



- Approved Rumpus
- Bath
- Bed
- Foyer
- Living
- Robe
- Service
- Stairs
- Store
- Void



## Colour Schedule

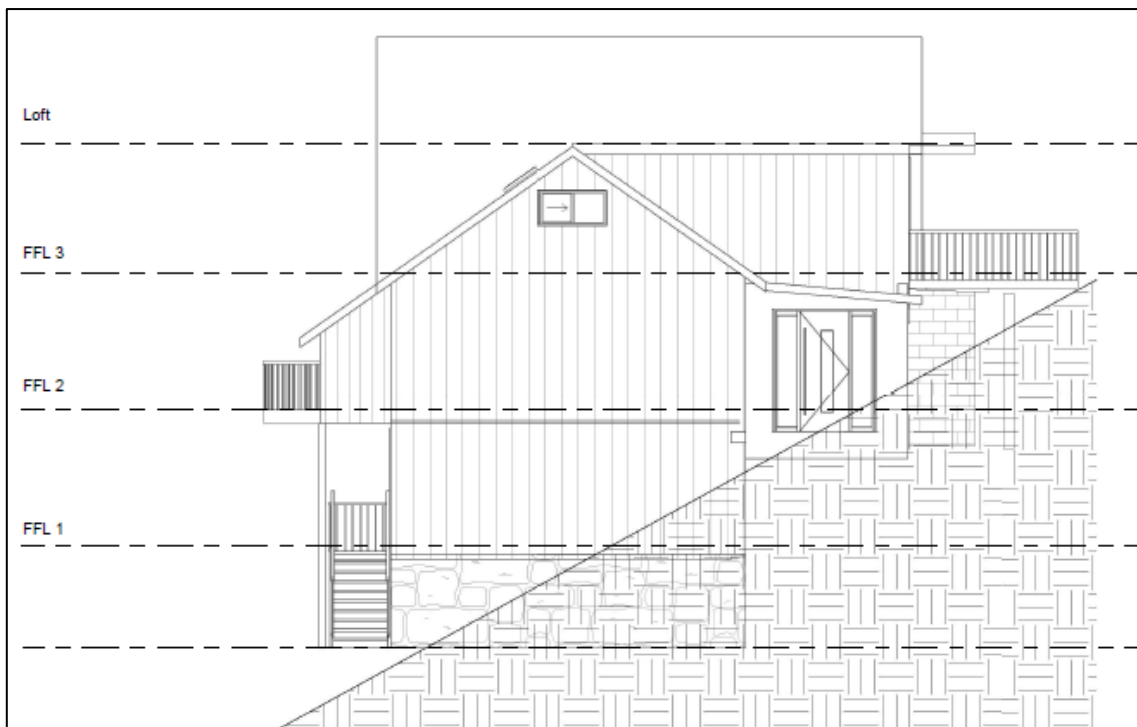
There are no proposed changes to the existing colour schedule under this proposal.

## Elevations

### NORTH WEST ELEVATION

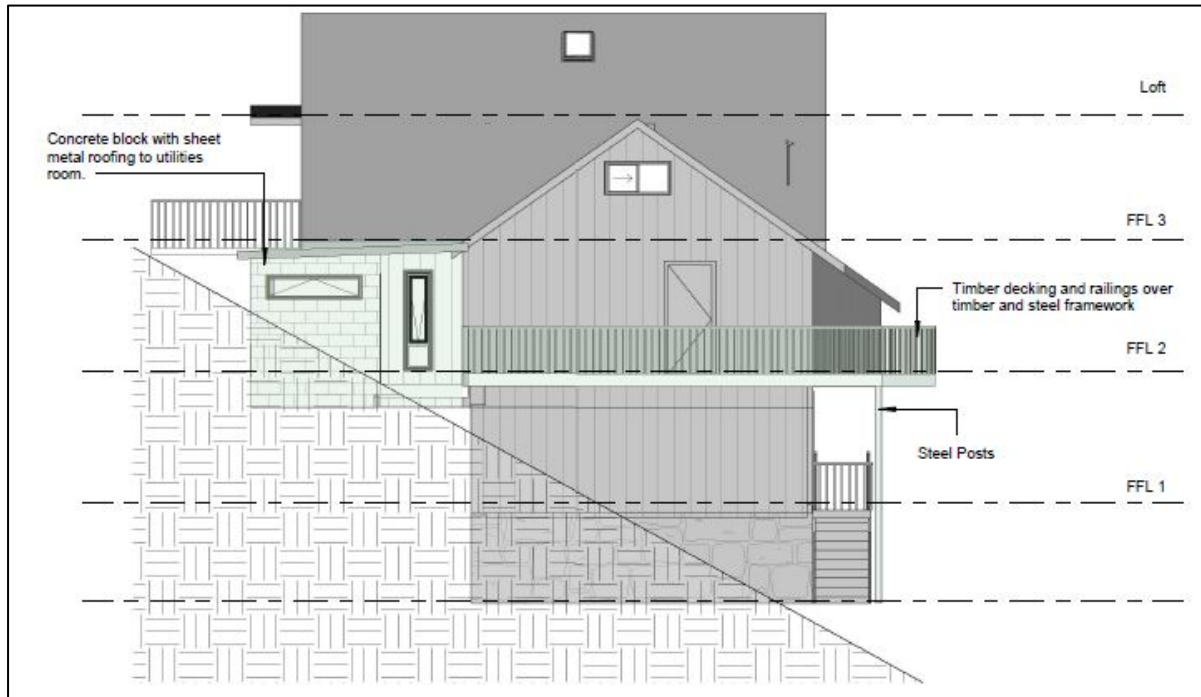


### SOUTH WEST ELEVATION

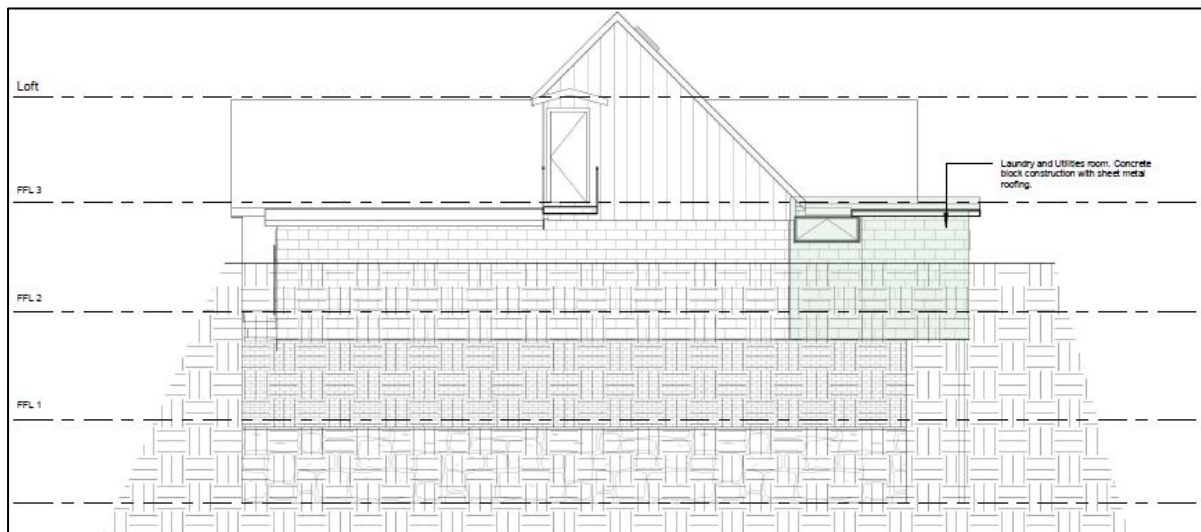




## NORTH EAST ELEVATION



## SOUTH EAST ELEVATION



## 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 growing number of new modern style buildings. Many of the older buildings in Thredbo are currently undergoing restoration or additions/upgrades.

Most buildings within Thredbo Village have some form of outdoor decking area that adjoins an interior living space. This is consistent with Pure Chalet, with their replacement deck constructed to be a similar replacement to the existing chalet deck and adjoining developments.

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



*Pure Chalet*



*Winterhaus*

- adjoining property to the West



*Tyrola Apartments*

- adjoining property to the East



*Karoonda Apartments*

- nearby property



## 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. No further demolition works proposed.

### 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, the proposed alterations are contained within the property boundary. The alterations 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 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 is considered of positive influence to the existing building and 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 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 managers will be required at the Chalet.

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

The original building was designed in 1991 and has been designed to step down the site in empathy with the topography.

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).

The landscaping for the proposed development will be enhanced to address the legislative bushfire requirements and reduce the impact of the existing exotic grasses.

The building 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.

## Table 1—General Information

Project description	
Following is a list of the alterations within existing building footprint to Pure Chalet Thredbo:	
<ol style="list-style-type: none"><li>1. Addition of storage room walls in the third floor (loft area)</li><li>2. Change of use to allow third floor (loft area) to be used as bedroom</li><li>3. Removal of mezzanine from third floor (loft area)</li><li>4. Upgrade &amp; addition to laundry area (within existing footprint)</li><li>5. Addition of new retaining walls</li><li>6. Structural alteration to existing balcony</li></ol>	
The alterations that have occurred within the chalet have been done so without previous consent. The proposal sets about gaining approval for the existing works.	
Site suitability	
The site is suitable for the proposed development.	
<ul style="list-style-type: none"><li>• site constraints such as flooding, slope, geotechnical hazards, bushfire and any other risks</li></ul>	Identified as bushfire prone land. See Bushfire Hazard Assessment Report provided with application.
<ul style="list-style-type: none"><li>• effects on the local environment, landscape, streetscape, appearance or scenic quality of the locality</li></ul>	The building offers typical alpine style architecture which is consistent with the surrounding development and existing buildings of the Thredbo Village. Materials are comprised of timber cladding and stone work

	and a steel pitched roof which complements the surrounding area.
<ul style="list-style-type: none"> <li>biological and ecological impacts including the impacts on fauna and flora</li> </ul>	Not identified as an area with high biodiversity values. See Biodiversity & Aboriginal Heritage Assessment provided.
<ul style="list-style-type: none"> <li>impacts on existing and future amenity of the locality</li> </ul>	The upgrades are deemed to be of positive influence on both the existing building as well as Thredbo Village by offering boutique accommodation for the tourism service industry.
<ul style="list-style-type: none"> <li>the age and condition of any structures or buildings.</li> </ul>	The building is in sound condition.
<b>Present and previous uses</b>	
Pure Chalet offers boutique holiday accommodation which is consistent with its previous use as holiday accommodation.	
No known contaminating activities have ever been undertaken on site. Hence, no knowledge of any past site contamination so testing is not required.	
<b>Operational details</b>	
No proposed changes to operation of the Chalet proposed.	
Pure Chalet offers year-round accommodation services for up to eight guests travelling to Thredbo in all seasons. The conversion of the loft area, creating an additional bedroom, as well as purchasing an additional two bed licences, allows for accommodation to be provided for the two year-round managers.	
<b>Change of use of a building (where there is no building work)</b>	
The proposed alterations do not involve a change of use. The Chalet will remain as holiday accommodation.	
<b>Building classification and Building Code of Australia (BCA)</b>	
The Chalet is classified as 1b – Guesthouse	
The floor area of the building does not exceed 300sqm and the number of occupants does not exceed 12 (licenced for 10 occupants).	
The essential services contained in the current Fire Safety Statement no changes are required to the current essential services. No performance solutions are proposed.	
<b>Snow Deposition</b>	
No change to overall roof design is proposed as part of this application. Replacement of existing roofing over the storage area and firewood store which has been converted into laundry is sloped to ensure no build up of snow on the roof. Slope is away from laundry door to ensure safe entry and exit. See roof plan provided.	
<b>Engineering details</b>	
Due to the slope of the site, new retaining walls have been installed as well as a laundry and balcony on the north east elevation.	
To supplement the application, a geotechnical report by Douglas Partners was undertaken to assess the site suitability for the balcony upgrade, laundry (converted firewood storage area) and replacement sleeper retaining walls.	
See geotechnical report provided.	
<b>Social and economic impact</b>	
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.
<b>Access and traffic</b>
There are no changes to access or parking proposed as part of this application. There are five designated parking spaces for the Chalet located off the Alpine Way for a maximum of 10 occupants (2 per bedroom).
No major increases in traffic will occur due to the alterations.
<b>Privacy, views and overshadowing</b>
There will be no privacy, views or overshadowing issues created by the proposed alterations.
No changes to existing windows proposed. Addition of window in the laundry conversion does not look into adjoining property or impact views from habitable rooms.
<b>Air and noise</b>
No air and noise pollution will be created by the proposed alterations and use of the Chalet. Works have been completed with only minor internal works (closing off mezzanine) required which will be completed during business hours and not impact adjoining properties.
As noise is not a major issue, a report from qualified acoustic consultant will not be required.
<b>Soil, water and wastewater management</b>
No changes water and wastewater management proposed. There are also no critical areas of habitat found on site.
Retaining walls have been installed for soil management. See geotechnical assessment report.
<b>Heritage</b>
Pure Chalet is not identified as having heritage values. Therefore, a heritage impact statement is not required.
<b>Aboriginal cultural heritage</b>
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.
<b>Energy</b>
No changes to existing energy efficiency measures proposed as part of this application.
<b>Waste</b>
No changes proposed to existing waste minimization procedures.
<b>Demolition</b>
Works already completed. No further demolition works proposed.

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

### 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),	Geotechnical hazards have been addressed via the 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 has minimal change to the existing building footprint as alterations confined within 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,	Bed numbers have been increased to ten with new license issued by KT.
(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 legalise works that have been completed at the Chalet.

<p>(f) the <i>Geotechnical Policy—Kosciuszko Alpine Resorts</i> (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>(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</p>	<p>The general appearance and structure of the Chalet remains unchanged when viewed externally.</p> <p>See geotechnical report provided.</p> <p>No proposed earthworks or excavation proposed as works already completed.</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. Chalet will operate year round accommodation services as per usual.</p> <p>Not applicable</p>
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<p>riparian land, and</p> <p>ii. whether measures should be adopted in the carrying out of the development to assist in meeting those goals.</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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**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>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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<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>	
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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—

<p>(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and</p> <p>(b) assists in achieving high quality landscaping between the building and other buildings, and</p> <p>(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and</p> <p>(d) is adequate for the purposes of fire safety, and</p> <p>(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and</p> <p>(f) will facilitate the management of accumulated snow.</p>	<p>The setbacks and footprint of the Chalet remain unchanged.</p> <p>There is provision for additional landscaping between the chalet and adjoining structures.</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—

<p>(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</p> <p>(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort</p>	<p>NA – vegetation remains unchanged</p> <p>Retaining walls have been installed and form part of the development application. The structural integrity of the walls have been addressed in the Geotechnical report by Douglas Partners dated November 2019.</p>
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<p>concerned, and</p> <p>(c) to limit the apparent mass and bulk of the building, and</p> <p>(d) as an amenity protection buffer between the proposed building and other buildings, and</p> <p>(e) as a means of reducing run-off, and</p> <p>(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.</p>	
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## 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.