

**Proposed Alterations and Additions to Dwelling**  
**Garage with Bed 3 above Garage and into existing roof space**

**SEE Revision B as per Amended Drawings 1 & 2 Dated 25/11/20 Issue J & G**  
**SEE Revision B amended to What to Include with your development application Section 12**  
**SEE Revision B amended to Thredbo Valley Masterplan**

**STATEMENT OF ENVIRONMENTAL EFFECTS (SEE) Rev B 2/2/21**

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To enable the Department to assess the impacts of your proposal, you must include a statement of environmental effects (SEE) with your DA. This is a succinct written statement that provides sufficient, clear information on four critical issues:

- the impacts of the development on the natural, human and built environment
- how you have identified those impacts
- steps or measures that will be taken to protect the environment or to reduce expected environmental harm
- any specific matters that the Director-General of Department of Planning requires you to deal with.

The information required varies according to the type of development proposed. It must contain sufficient information for us to determine:

- how the development achieves the aims and objective (clause 2) contained in State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007
- how the development addresses the additional matters to be considered by the consent authority (clause 14)
- how the development addresses any other relevant environmental planning instrument
- the suitability of the land or building for the proposed development.

The following Tables will assist you in the preparation of your SEE. You must consider each of the issues as they relate to your proposal:

Photo 1 Showing Entrance to 20 Mountain Drive Woodridge.


	<b>Department of Planning and Environment</b>
<i>Issued under the Environmental Planning and Assessment Act 1979</i>	
Approved Application No 10630	
Granted on the 13 September 2022	
Signed M Brown	
Sheet No	1 of 10



Photo 2 Showing area of the proposed Alterations & Additions for Garage & Studio over Garage





**TABLE 1: GENERAL INFORMATION**

<b>Project description</b>	
A brief description of the proposed development and the construction activities to be undertaken during the project.	Proposed Alterations and Additions to existing dwelling comprising Garage & Bedroom 3 Self Contained above garage and over existing Entrance way. The entrance will be configured to allow for access from the existing dwelling foyer and also able to have a separate entrance to the Bedroom 3 via the existing entrance patio.
<b>History of the site</b>	
You must provide information on:	
• current development or building approvals for the site	Landscaping and Paving DA10247 awaiting Determination
• previous development or building approvals for the site.	2/12/2010 DA 067-10-2020 Alterations and Additions to exist Building
<b>Site suitability</b>	
To demonstrate that the site is suitable for the proposed development, consider:	
• site constraints such as flooding, slope, geotechnical hazards, bushfire and any other	Nil,

risks	
<ul style="list-style-type: none"> <li>effects on the local environment, landscape, streetscape, appearance or scenic quality of the locality</li> </ul>	The Proposal will have no effects, However will enhance the local area as the design is in keeping with the existing building
<ul style="list-style-type: none"> <li>biological and ecological impacts including the impacts on fauna and flora</li> </ul>	Nil
<ul style="list-style-type: none"> <li>impacts on existing and future amenity of the locality</li> </ul>	Nil
<ul style="list-style-type: none"> <li>the age and condition of any structures or buildings.</li> </ul>	Existing building approx 30 Years, in excellent condition and well maintained building and surrounding vegetation
<b>Present and previous uses</b>	
Provide details of:	
<ul style="list-style-type: none"> <li>the present use of the site</li> </ul>	Townhouse , Tourist Accomodation
<ul style="list-style-type: none"> <li>the previous uses of the site if known</li> </ul>	Not known
<ul style="list-style-type: none"> <li>the present use of the adjoining land</li> </ul>	Similar Townhouses
<ul style="list-style-type: none"> <li>whether the present or previous use of the land was a potentially contaminating activity</li> </ul>	Nil
<ul style="list-style-type: none"> <li>whether there has been any assessment or testing of the site for land contamination.</li> </ul>	Not Known
Provide a statement on whether you are aware that the site is contaminated.	Not Aware
<b>Operational details</b>	
Describe how the development will operate, including:	Dwelling for accomodation
<ul style="list-style-type: none"> <li>type and details of the proposed business</li> </ul>	
<ul style="list-style-type: none"> <li>number of staff and location of staff accommodation</li> </ul>	Nil
<ul style="list-style-type: none"> <li>maximum number of customers or clients</li> </ul>	
<ul style="list-style-type: none"> <li>hours and days of operation</li> </ul>	
<ul style="list-style-type: none"> <li>plant and machinery</li> </ul>	
<ul style="list-style-type: none"> <li>arrangements for loading and unloading of goods and materials</li> </ul>	Carpark, rock and paving area to the front of the building
<ul style="list-style-type: none"> <li>any proposed hazardous materials, eg LPG, dry pool chlorine, liquefied gas.</li> </ul>	Nil
<b>Change of use of a building (where there is no building work)</b>	
Provide a list of category one fire safety provisions:	
<ul style="list-style-type: none"> <li>relating to the proposed change</li> </ul>	Fire safety will be as per the BCA
<ul style="list-style-type: none"> <li>used in the existing building or on the land.</li> </ul>	Smoke Detectors and Alarms, Fire Hose Reel 30m
<b>Building classification and Building Code of Australia (BCA)</b>	
Preliminary consideration should be given to the BCA. Include in your SEE:	
<ul style="list-style-type: none"> <li>the classification of the building/structure with details of the method used to determine this</li> </ul>	Class 1 of the BCA
<ul style="list-style-type: none"> <li>information on the proposed fire safety measures and any performance measures that may be relied on under the BCA.</li> </ul>	Building will be as per the BCA However a FHR is installed to the current building ,along with annual inspections by Alpine Fire
<b>Snow Deposition</b>	
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.	Same as for current use, The proposed Garage and Bedroom 3 will Shed majority of snow to the east of openings and entries, Where there is minimal snow deposition snow guards will be installed to the roof over entry a a drip diversion installed
<b>Engineering details</b>	
Preliminary engineering advice may be required for certain aspects of the development:	
<ul style="list-style-type: none"> <li>geotechnical advice incorporating structural engineering recommendations</li> </ul>	Form 4 and Geotech assessment by JK Geotechnics attached with DA
<ul style="list-style-type: none"> <li>relocation and construction of services</li> </ul>	Nil

• construction of access	Nil
• building on fill.	Nil
<b>Social and economic impact</b>	
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 different to current use
• disadvantage or benefit a particular social group?	No
• be likely to increase or reduce employment opportunities in the locality?	Temporary during works
• 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 same as current use
• 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
<b>Access and traffic</b>	
Show that there is adequate provision for access regarding:	No Changes
• pedestrian amenity (paving, weather protection, security lighting, seating)	
• access for people with disabilities	
• proposed bicycle facilities (racks, storage lockers)	Garage will allow for bike storage
• existing bus services and over-snow services	No change
• vehicle access to a road	Garage will allow a vehicle to be off the road
• resident, staff, customer and visitor parking arrangements	Garage will allow for 1 additional car space
• parking calculations	
• potential conflicts between vehicles, pedestrians, and cyclists.	Nil
Major traffic-generating proposals will require an access and traffic impact assessment report.	N/A
<b>Privacy, views and overshadowing</b>	
Show how the proposed development will affect privacy, views and overshadowing regarding:	No same as current use with the addition of a self contained bedroom which has no affect on privacy or views
• the location of habitable rooms	Bedroom 3 is above the proposed garage
• window placement relative to adjoining and adjacent buildings and public areas	Window placement is to gain light and solar And has now impact on public areas or adjacent buildings
• views between habitable areas	The Bedroom 3 has views through the tree tops
• the use of planting and screening to improve privacy	N/A
• headlight glare and other glare, eg night skiing	N/A
• the placement of active outdoor areas relative to bedrooms	N/A
• the separation of roads and parking areas from bedroom and living areas	N/A
• the impact of the proposed development on views from adjoining/nearby properties	No impact on the views from nearby properties
• design options for protecting views.	Tree canopies are current view protections
<b>Air and noise</b>	
Show that the proposal will not cause, or be affected by air or noise emissions. Should the proposal not able to achieve no air or noise emissions, demonstrate how these could be	No Same as current use

minimised. Consider:	
<ul style="list-style-type: none"> <li>the proposed source/method of heating and cooling</li> </ul>	Heating is via Floor heating and a wall heater Cooling is via window ventilation
<ul style="list-style-type: none"> <li>noise transmission from heating and cooling systems</li> </ul>	N/A
<ul style="list-style-type: none"> <li>noise transmission between buildings</li> </ul>	Acoustics insulation
<ul style="list-style-type: none"> <li>measures to mitigate external noise sources</li> </ul>	
<ul style="list-style-type: none"> <li>existing sources of odour, smoke</li> </ul>	Existing fireplace
<ul style="list-style-type: none"> <li>proposed mitigation measures, placement and height of chimneys and flues, air pollution control equipment, odour controls, buffer areas, location of waste storage facilities</li> </ul>	No Change
<ul style="list-style-type: none"> <li>existing noise sources</li> </ul>	No Change
<ul style="list-style-type: none"> <li>construction noise, hours of operation, type of equipment, predicted noise levels and consultation with adjoining leaseholders</li> </ul>	As per attached Appendix A SEMP
<ul style="list-style-type: none"> <li>operational noise, plant and equipment, predicted noise levels, hours of operation</li> </ul>	As per attached Appendix A SEMP
<ul style="list-style-type: none"> <li>proposed noise reduction measures, noise barriers, building layout and setback, room layout and window placement, building materials, insulation, double glazing.</li> </ul>	There are no buildings adjoining proposal to the South, East or North, Any noise reduction will be by Isulation, double glazing, door seals, Window placement is to ensure privacy. Building Materials are to match the existing building, Insulation will be as per BCA, all windows will be double glazed with metal fly screens, all doorways will have draft seals
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.	N/A
<b>Soil, water and wastewater management</b>	
Show how the proposal will deal with all aspects of soil, water and wastewater management:	No Changes to Existing Use
<ul style="list-style-type: none"> <li>show the proposed methods of sewage effluent disposal</li> </ul>	Via the existing sewage system in the existing building
<ul style="list-style-type: none"> <li>if the development will be serviced by a reticulated water supply, provide details of any consultation with the relevant water supply authority</li> </ul>	As per existing
<ul style="list-style-type: none"> <li>consider including appliances designed for maximum water efficiency</li> </ul>	Tap wear will be latest efficiency design available
<ul style="list-style-type: none"> <li>consider infiltration and water harvesting techniques, eg swales and porous materials</li> </ul>	
<ul style="list-style-type: none"> <li>include sufficient details on the management of water entering or leaving the site</li> </ul>	Water leaving the site during construction , silt retention measure will be in place
<ul style="list-style-type: none"> <li>check the proposal includes sufficient justification that the proposed design measures for drainage will not adversely affect adjoining land</li> </ul>	No Changes in Run off
<ul style="list-style-type: none"> <li>check that design measures in the proposal are compatible with any potential flood environment</li> </ul>	
<ul style="list-style-type: none"> <li>check there are sufficient details and information to assess the impact of the proposal on downstream waterways</li> </ul>	No Change
<ul style="list-style-type: none"> <li>check the proposal includes measures to treat liquid wastes, if appropriate</li> </ul>	
<ul style="list-style-type: none"> <li>check measures are in place for emergency spill contingency for chemicals, oils and other harmful wastes</li> </ul>	There will be no chemicals or oils etc used on the proposal, If in the event of an issue we will contact Thredbo Environmental Services Immediately
<ul style="list-style-type: none"> <li>include details of measures to divert stormwater</li> </ul>	There is no change to stormwater run off
<ul style="list-style-type: none"> <li>include details of measures to treat</li> </ul>	Stormwater will be via drip line and no change to

stormwater run-off from the site	existing run off
<ul style="list-style-type: none"> <li>check soil or erosion hazards on the site have been considered in the proposal</li> </ul>	Proposed works will stop erosion
<ul style="list-style-type: none"> <li>include the proposed construction sequence for the site</li> </ul>	Remove vegetation ,Level are for proposed works Excavate for the Concrete slab
<ul style="list-style-type: none"> <li>include critical areas of habitat that require special management on the site</li> </ul>	Nil
<ul style="list-style-type: none"> <li>include proposed dust control measures for the site</li> </ul>	Watering if dust is present
<ul style="list-style-type: none"> <li>include main rehabilitation and revegetation measures proposed for the site.</li> </ul>	New vegetation as per the plan
<b>Heritage</b>	
To date, three studies have been done for Kosciuszko alpine resorts:	
<ul style="list-style-type: none"> <li>Thredbo Conservation Plan prepared by Clive Lucas, Stapleton and Partners Pty Ltd (July 1997)</li> </ul>	Considered but not relevant to this site
<ul style="list-style-type: none"> <li>Perisher Range Resorts Ski Resorts Heritage Study prepared by Peter Freeman Pty Ltd, Matthew Higgins and Heritage Management Consultants (June 1998)</li> </ul>	N/A
<ul style="list-style-type: none"> <li>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).</li> </ul>	N/A
A heritage impact statement may be required if your proposal affects a building identified in any of these studies. Please contact us to discuss what will be required. Please note that heritage issues within the Kosciuszko alpine resorts are currently under review by DoP.	N/A
<b>Aboriginal cultural heritage</b>	
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.	There are no known sites of Aboriginal cultural heritage within the vicinity of the proposed works.
<b>Energy</b>	
Show how the proposal promotes energy efficiency by examining the following:	No change from existing use
<ul style="list-style-type: none"> <li>orientation of the proposal</li> </ul>	Windows face to the North East for Solar warmth in winter
<ul style="list-style-type: none"> <li>solar access</li> </ul>	As above
<ul style="list-style-type: none"> <li>insulation</li> </ul>	As per BCA and greater acoustic insulation
<ul style="list-style-type: none"> <li>natural ventilation</li> </ul>	Via openable windows
<ul style="list-style-type: none"> <li>heating, cooling and lighting</li> </ul>	Heating via floor and wall heating, cooling via ventilation of windows
<ul style="list-style-type: none"> <li>clothes drying</li> </ul>	Internal racks
<ul style="list-style-type: none"> <li>airlocks</li> </ul>	
<ul style="list-style-type: none"> <li>water heating.</li> </ul>	Gas existing HWS
<b>Waste</b>	
Show how the proposal promotes waste minimisation regarding:	Minimal change from existing use
<ul style="list-style-type: none"> <li>source waste separation</li> </ul>	As per existing measures stated by KT
<ul style="list-style-type: none"> <li>proposed recycling collection from commercial, accommodation, restaurant and entertainment premises</li> </ul>	
<ul style="list-style-type: none"> <li>domestic food and organic waste collection and composting</li> </ul>	
<ul style="list-style-type: none"> <li>litter control programs, if any</li> </ul>	
<ul style="list-style-type: none"> <li>how building waste is re-used, recycled or disposed arrangements for hazardous waste</li> </ul>	Existing rock work removed will be reused, Any timber removed will be reused , Roofing removed

materials.	will be reused. No hazardous waste will be used
<b>Demolition</b>	
Show how the proposal is consistent with the relevant Australian Standard for demolition, if applicable.	There is minimal demolition and minimal structural change as the proposed works will be incorporated into existing build

**TABLE 2: STATE ENVIRONMENTAL PLANNING POLICY (KOSCIUSZKO NATIONAL PARK—ALPINE RESORTS) 2007**

<b>Clause 2      Aim and objectives of Policy</b>	
(1)      The aim of this Policy is to protect and enhance the natural environment of the alpine resorts, in the context of Kosciuszko National Park, by ensuring that development in those resorts is managed in a way that has regard to the principles of ecologically sustainable development (including the conservation and restoration of ecological processes, natural systems and biodiversity).	<b>The Proposed Alterations and Additions are considered to result in a development that is consistent with the aims and objectives set out in clause 2 of the SEPP.</b>  <b>The proposed works do not require any mitigation measures for environmental hazards.</b>
(2)      The objectives of this Policy are as follows:  (a)      to encourage the carrying out of a range of development in the alpine resorts (including the provision of services, facilities and infrastructure, and economic and recreational activities) that do not result in adverse environmental, social or economic impacts on the natural or cultural environment of land to which this Policy applies,  (b)      to put in place planning controls that contribute to and facilitate the carrying out of ski resort development in Kosciuszko National Park that is ecologically sustainable in recognition of the fact that this development is of State and regional significance,  (c)      to minimise the risk to the community of exposure to environmental hazards, particularly geotechnical hazards, bush fire and flooding, by generally requiring development consent on land to which this Policy applies.	<b>The proposal does not have any adverse impacts on the natural or cultural environment of the land to which this policy applies.</b>  <b>(b)</b> <b>Not applicable</b>  <b>(c)</b> <b>The Proposal has no risks to the community of exposure to environmental hazards</b>
<b>Clause 14      Matters to be considered by consent authority</b>	
(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,	<b>THE PROPOSED LANDSCAPING IS CONSISTENT WITH THE AIMS AND OBJECTIVES</b>
(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),	<b>The proposed works does not require any mitigation measures for environmental hazards.</b>  <b>The Site has been externally maintained as per Asset Protection Zones (see photo 1 &amp; 2 attached</b>
(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:	<b>The proposed works will not affect ( C ) 1,2, 3 or 4</b>
(i)      the capacity of existing transport to cater for peak days and the suitability of access to the alpine	<b>N/A</b>



	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,	<b>N/A</b>
(iii)	the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,	<b>N/a</b>
(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,	<b>This SEE satisfies this subclause</b>
(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,	<b>The Proposed Alterations and Additions will not alter the character of the resort.</b>
(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,	<b>The Proposed Proposed Alterations and Additions do not generate any geotechnical risk.</b> <b>Form 4 And assessment attached.</b>
(g)	if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,	<b>Geo tech fencing and hay bales will be used to contain any sediment run off</b>
(h)	if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,	<b>No Change to existing</b>
(i)	any visual impact of the proposed development, particularly when viewed from the Main Range,	<b>The Proposed Proposed Alterations and Additions will not generate any visual impacts</b>
(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,	<b>No Change to existing use</b>
(k)	if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:	<b>N/A</b>
(i)	the capacity of existing infrastructure facilities, and	
(ii)	any adverse impact of the development on access to, from or in the alpine resort,	
(2)	<b>The <i>long term management goals</i> for riparian land are as follows:</b>	
(a)	to maximise the protection of terrestrial and aquatic habitats of native flora and native	<b>N/A</b>

fauna and ensure the provision of linkages, where possible, between such habitats on that land,	
(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.	
<b>15 Additional matters to be considered for buildings</b>	
<b>(1) Building height</b> 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	<b>The proposed Bedroom 3 roof is an extension of the existing roof and form, will not create any privacy impacts.</b>
(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	<b>Solar impacts are minimal as there will be no additional heights than the existing building</b>
(c) has an impact on views from other land, and	<b>Garage and Bedroom 3 has no view impacts as the orientation is towards car parks and street and not to other dwellings</b>
(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and	<b>N/A</b>
(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	<b>N/A</b>
(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	<b>N/A</b>
(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.	<b>N/A</b>
<b>(2) Building setback</b> 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	<b>Yes</b>
(b) assists in achieving high quality landscaping between the building and other buildings, and	<b>Yes</b>
(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and	<b>No Impact</b>
(d) is adequate for the purposes of fire	<b>Yes</b>

safety, and	
(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and	<b>Yes</b>
(f) will facilitate the management of accumulated snow.	<b>Yes</b>
<b>(3) Landscaped area</b> 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	<b>The Proposed Proposed Alterations and Additions</b>  <b>will enhance the existing area and satisfy this clause</b>
(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and	<b>Yes</b>
(c) to limit the apparent mass and bulk of the building, and	<b>Yes</b>
(d) as an amenity protection buffer between the proposed building and other buildings, and	<b>Yes</b>
(e) as a means of reducing run-off, and	<b>Yes</b>
(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.	<b>Yes</b>

