



STATEMENT OF ENVIRONMENTAL EFFECTS

DECK EXTENSION & ALTERATIONS ATTUNGA SKI LODGE LOT 746, BRINDLE BULL CLOSE THREDBO ALPINE RESORT



DECEMBER 2020

Project: 40-20

Dabyne Planning Pty Ltd

Reproduction of the document or any part thereof is not permitted without prior written permission

STATEMENT OF ENVIRONMENTAL EFFECTS

DECK EXTENSION & ALTERATIONS ATTUNGA SKI LODGE LOT 746, BRINDLE BULL CLOSE THREDBO ALPINE RESORT

This report has been prepared by:

A handwritten signature in black ink, appearing to read 'I. Pasalich', is positioned above a horizontal line.

Ivan Pasalich
Principal
Dabyne Planning Pty Ltd

DECEMBER 2020
Project: 40-20

Dabyne Planning Pty Ltd

Reproduction of the document or any part
thereof is not permitted without prior written permission

CONTENTS

1	Introduction	2
2	The Site and Locality	3
2.1	Locality	3
2.2	The Site	4
3	Description of the Development	8
3.1	General Description	8
4	Key Environmental Considerations	14
4.1	Biodiversity	14
4.2	Aboriginal Heritage	15
5	Environmental Planning Assessment	18
5.1	Section 4.15(1)(a)(i) – Environmental Planning Instruments	18
5.2	Section 4.15(1)(a)(ii) – Draft Environmental Planning Instruments	23
5.3	Section 4.15(1)(a)(iii) – Development Control Plans	23
5.4	Section 4.15(1)(a)(iiia) – Planning Agreements	23
5.5	Section 4.15(1)(a)(iv) – Regulations	23
5.6	Section 4.15(1)(b)– Likely Impacts	23
5.7	Section 4.15(1)(c)– Suitability of the Site	24
5.8	Section 4.15(1)(d)– Submissions	24
5.9	Section 4.15(1)(e)– Public Interest	24
6	Conclusion	25
	APPENDIX A Photos	
	APPENDIX B AHIMS Search Results	
	APPENDIX C Site Environmental Management Plan	

1. INTRODUCTION

Dabyne Planning Pty Ltd has been engaged to prepare a Statement of Environmental Effects to accompany a Development Application (DA) to the NSW Department of Planning, Industry & Environment (DPIE).

The application relates to Attunga Ski Lodge located on Brindle Bull Close, Thredbo. The property is legally described as Lot 746 DP 1119757.

The site comprises an existing commercial lodge comprising of four (4) stories with a maximum accommodation capacity of thirty (30) beds.

The proposal seeks consent to undertake a deck extension with covered roof on the north-eastern façade, internal and external alterations including upgrades involving balustrades & handrails, removal of an internal spa, roof modifications to manage snow deposition and waterproofing and other associated works.

The proposed deck extension and alterations will not increase the overall building footprint or floor area with minimal ground disturbance proposed.

A detailed description of the proposal is provided in Section 3 of the report.

The purpose of this SEE is to:

- describe the land to which the DA relates
- describe the form of the proposed works
- define the statutory planning framework within which the DA is to be assessed and determined; and
- assess the proposed development against the matters for consideration listed under Section 4.15(1) of the Environmental Planning and Assessment Act, 1979 (EP&A Act, 1979).

The report has been prepared in accordance with the requirements of Schedule 1 of the Environmental Planning and Assessment Regulations 2000.

2. THE LOCALITY & THE SITE

2.1 The Locality

The subject site is located within the Thredbo Alpine Resort, approximately 30kms from Jindabyne. Access to the resort is achieved via the Alpine Way.

The location of Thredbo is illustrated in context with the regional locality below:

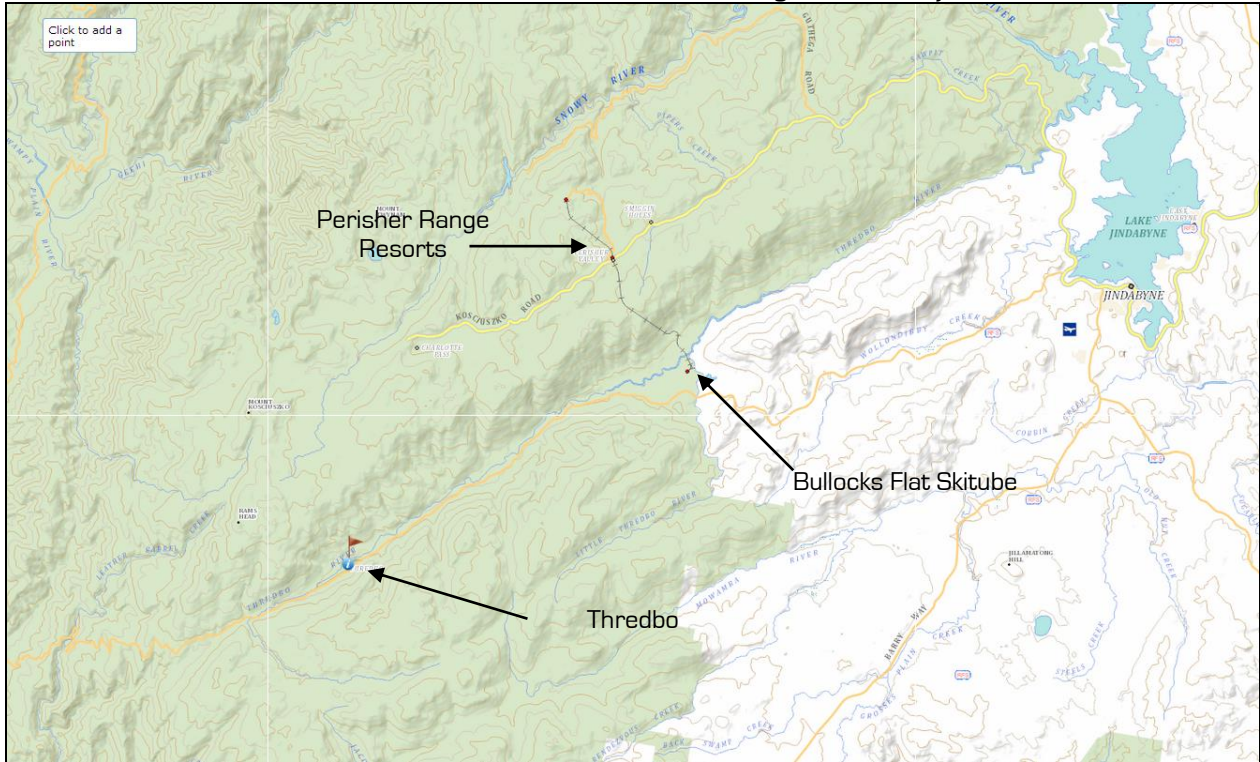


Figure 1: Context of the site within the Region



Figure 2: Context of the site within the locality (aerial)

2.2 The Site

The subject site is located at Lot 746 on the northern side of Brindle Bull Close, within the southern end of the core of Thredbo Village. The property is legally described as Lot 746 DP 1119757.

The building is located adjacent to Sitzmark Apartment to the north west, Kiama Lodge to the north-east, Jack Adams Path to the south-east and Brindle Bull Close to the south-west.

The existing property is licensed to contain a maximum of thirty (30) beds for the purpose of tourist accommodation. The property is directly accessible from Brindle Bull Close.

The site is identified in figure's 3-6 below:



Figure 3: Aerial map of the subject building in context of the locality

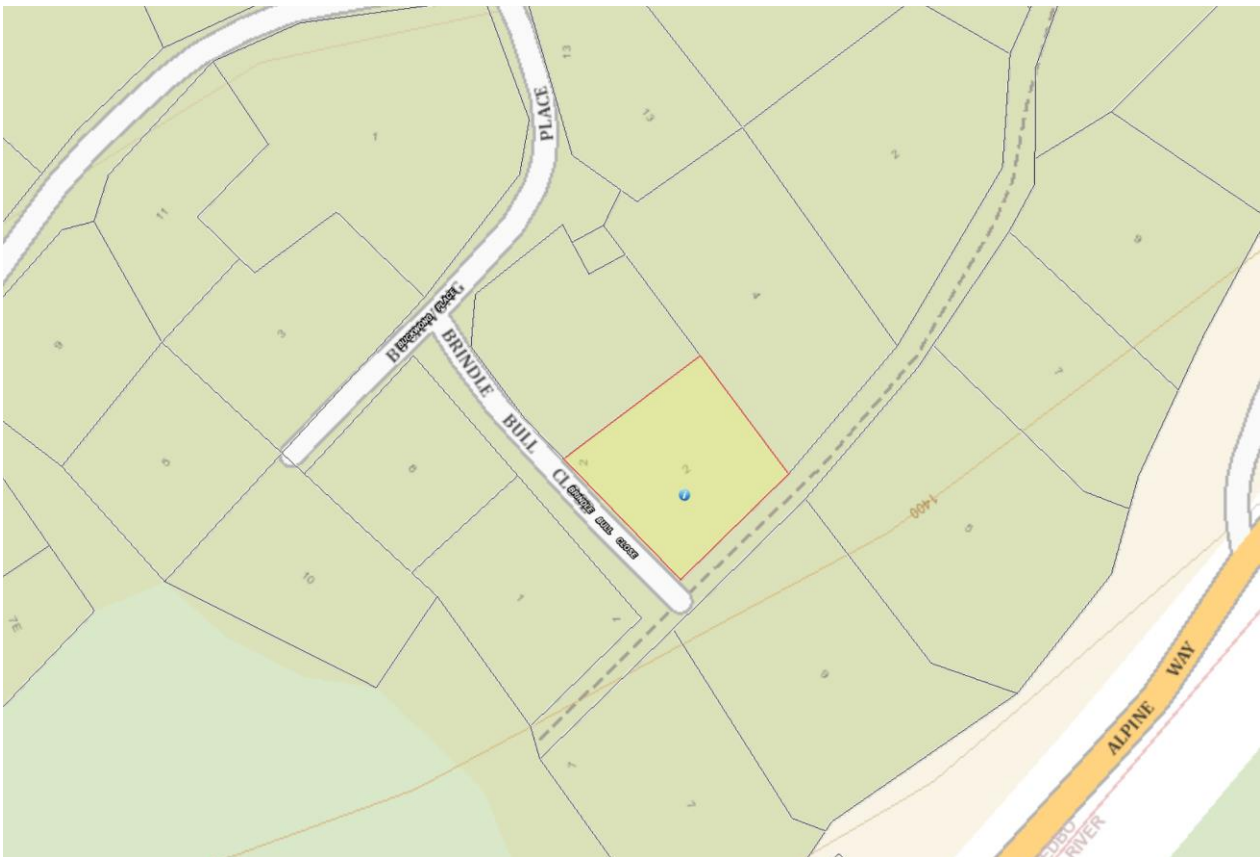


Figure: 4 Topographic map of the subject site



Figure 5: Location of the subject site in relation to the adjoining sub-lessees

An extract of the contour and detail survey of the site is provided below in figure 6.

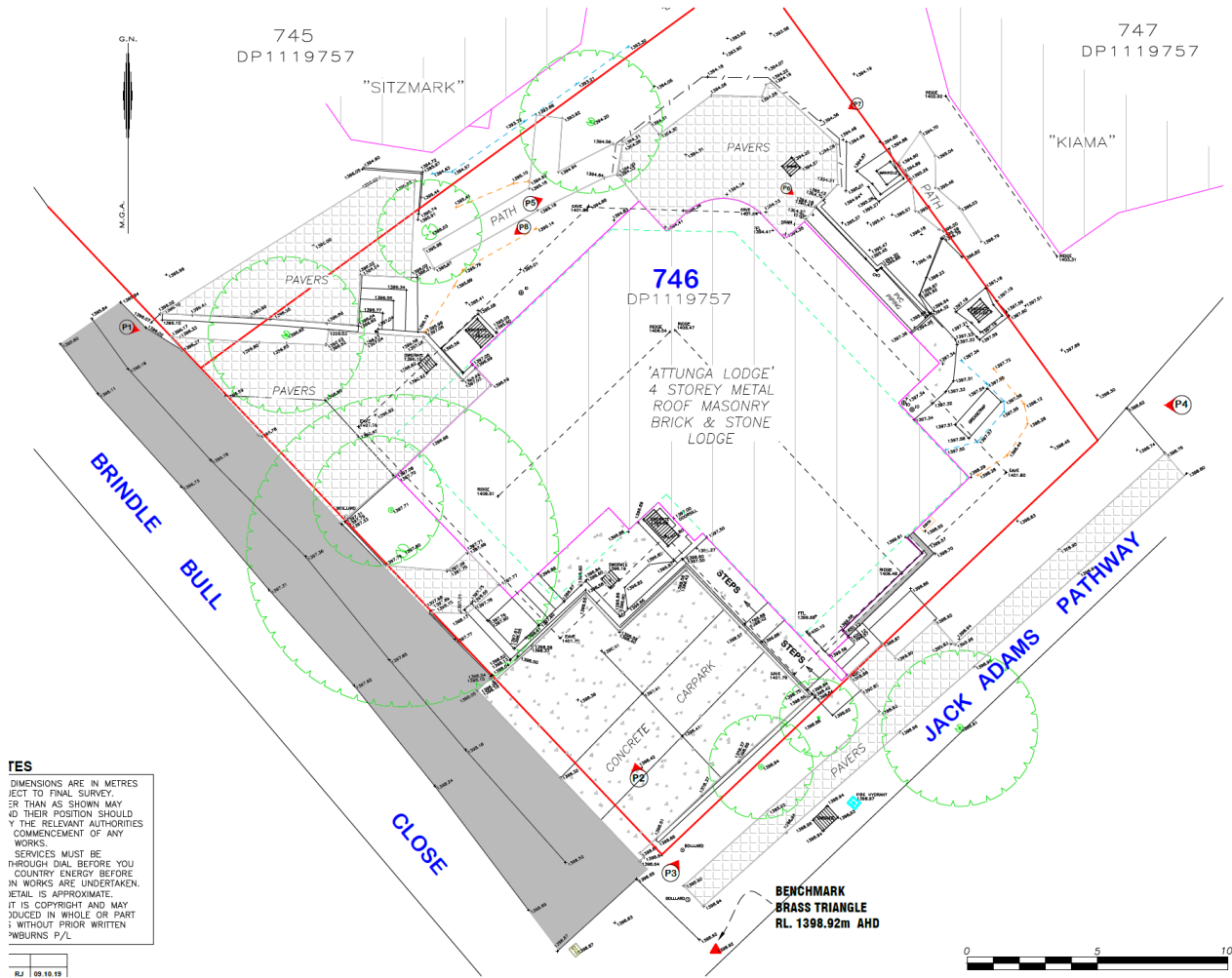


Figure 6: Contour & Detail Survey

Photos of the site are provided below and in Appendix A.

3. DESCRIPTION OF THE DEVELOPMENT

3.1 General Description

The proposed works are a combination of providing improved amenity for guests with greater summer visitation driving demand whilst improving the safety and overall operation and maintenance of the building.

The proposed works do not seek to change the overall building footprint or floor area, with each of the development components described below.

Deck Extension and Roof:

The current deck is not sufficiently deep enough and the current eave height and location on the north-eastern and northern splayed facade effectively makes the current upper ground floor deck mostly unusable in both winter and summer, with snow depositing onto the deck and or rainwater, together with a non-compliant balustrade.

To provide a larger deck for guests, a cantilevered deck extension is proposed to increase the depth of the deck by 1.35m with a width of 7.5m. The deck will include a roof to prevent snow and roofwater falling onto the deck and provide protection from the weather. This will also assist with waterproofing issues with current roofwater penetrating the wall and floor below.

The deck will be cantilevered and supported by the existing vertical wall below, thus not requiring any footings. Stormwater will be managed below by way of small cross drains feeding into the existing stormwater system.

Photos of the current deck are provided below.



Figure 7: Current deck is not deep enough, subject to snow deposition with a non-compliant balustrade



Figure 8: Current roof line sheds snow directly onto the deck with no snow barriers

Roof Modifications:

Snow deposition is a persistent safety and operational issue for the lodge.

The current roof sheds snow onto the following accessible areas:

- (i) deck on the north-eastern and northern sides;
- (ii) car park at the western lower side of the building;
- (iii) car park at the southern side of the building; and
- (iv) main entrance into the building on the southern side

Photos in relation to the snow deposition issue are provided above in figure 8 and below in figures 9-13.



Figure 9: Car park at the western side of the building is subject to snow deposition from the roof above



Figure 10: Car park at the southern side of the building is subject to snow deposition from the roof above



Figure 11: Both roof planes and valley concentrate snow deposition over the main entrance



Figure 12: Snow deposition from the roof valley onto the main entrance area



Figure 13: Snow deposition within the main entrance

To remedy the issue, snow barriers are proposed on the north-western edge of the roof (above the western car park) and southern edge of roof (above) the southern car park as well as heating the roof valley.

The deck extension and roof on the north-western side of the lodge will assist with managing snow deposition and roofwater. This will also assist with waterproofing issues.

On the northern corner of the building, the eave is proposed to be cut back and raised higher to provide more sunlight and views of the mountain and better manage snow deposition together with snow barriers.

This is proposed to be undertaken with new snow diverters above windows and skylights.

Balustrade & Handrail Upgrades:

The proposed works include a number upgrades in relation to balustrades, handrails and stairs to achieve improved Building Code upgrades, as outlined in the BCA Compliance Report prepared by J Squared Engineering, dated November 2019.

These include:

- (i) installation of new hand rails to basement egress stair, southern egress stair and western egress stair;
- (ii) upgrade of existing balustrade above southern egress stair at southern car park;
- (iii) upgrade barrier within loft;
- (iv) install new balustrade to deck extension;
- (v) upgrade existing balustrade on existing northern deck;
- (vi) upgrade existing internal stairwell balustrade by replacing with complying metal and toughened glass balustrade system; and
- (vii) demolish low stone wall and upgrade stairs into main entrance.

Internal Alterations:

The existing internal spa on the lower ground floor including plinth and associated pipes is proposed to be removed as it is redundant and be used as a small lounge area.



Figure 14: Existing spa to be removed and room to be used as a small lounge area

Within the dining room on the upper ground floor, the existing breakfast bar is proposed to be a new bar and sink are proposed, including joinery.



Figure 15: Breakfast bar to be upgraded

Building Identification Sign:

As noted above, the low stone wall in front of the main staircase entrance and stairs are to be modified to provide an upgraded staircase.

To provide improved signage, a building identification sign is proposed to be mounted on the other stone wall to be made of glass and backlit to better identify the building and entrance.



Figure 16: Building Identification Signage to be installed

4. KEY ENVIRONMENTAL CONSIDERATIONS

4.1 Biodiversity

The Biodiversity Conservation Act 2016 and Local Land Services Amendment Act 2016 together with the Biodiversity Conservation Regulations 2017 were enacted on the 25 August 2017 and came into effect on the 25 February 2018.

A review of the subject site in relation to the Biodiversity Values Map shows that the site is not mapped as comprising high biodiversity value, see below.



Figure 17: Extract of the Biodiversity Values Map

Regarding the clearing threshold, the site is located within a National Park and is zoned E1 – National Park under the Snowy River Local Environmental Plan, 2013 (SR LEP, 2013).

Consequently, the site does not have a minimum lot size, under the SR LEP 2013.

Therefore, the clearing threshold is predicated on the lot size of the subject site.

With a lot size of approximately 600m², the clearing threshold is 0.25ha (2500m²) of clearing of native vegetation without having to undertake a Biodiversity Assessment Method (BAM) assessment and therefore triggering the Biodiversity Offsets Scheme (BOS).

Therefore, the clearing threshold cannot be triggered.

Furthermore, the proposed works do not include any impacts on native vegetation and therefore BOS is not triggered, and no further assessment is required under the BC Act, 2016.

4.2 Aboriginal Heritage

An assessment in accordance with the Due Diligence Code of Practice, DECCW 2010 has been followed and documented below.

Step 1. Will the activity disturb the ground surface?

Comment:

The proposed works are primarily within the existing building footprint, except for some minor cross drains installed for manage stormwater associated with the extended deck.

This area has been already highly disturbed by the original development of the lodge, terracing, stormwater and adjacent development.

Step 2. Step 2a. Search the AHIMS database and use any other sources of information of which you are already aware.

Comment:

This search has been undertaken and provided in Appendix B. The search of the lot has found no record of any Aboriginal sites or places.

Step 2b. Activities in areas where landscape features indicate the presence of Aboriginal objects:

Consequently, if your proposed activity is:

- *within 200m of waters ,*
- *located within a sand dune system , or*
- *located on a ridge top, ridge line or headland,*
- *located within 200m below or above a cliff face,*
- *within 20m of or in a cave, rock shelter, or a cave mouth and is on land that is not disturbed land [see Definitions] then you must go to step 3.*

Comment:

The subject site is not located within a sand dune system, on a ridge top, ridge line or headland, located within 200m of a cliff face or within 20m of or in a cave, rock shelter or cave mouth.

The site is located over 200m from Thredbo River, the closest main watercourse but is within 100m of an unnamed watercourse to the south.

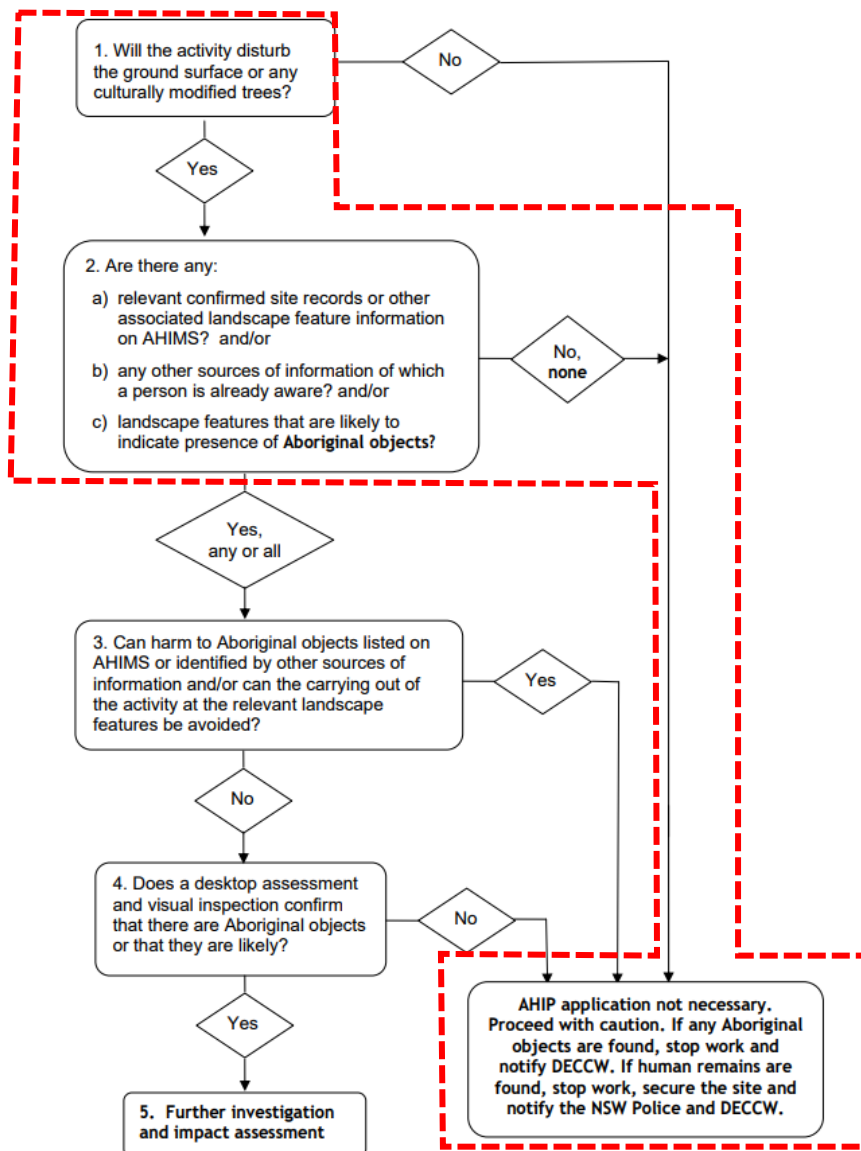
The proposed development however is located on highly disturbed land as defined, due to the previous construction of the lodge, terracing, stormwater and adjacent development including drainage & infrastructure.

Therefore, the original soils (and hence archaeological potential) have been removed, with a high level of disturbance.

Therefore, after completing steps 2a and 2b, it is reasonable to conclude that there are no known Aboriginal objects or a low probability of objects occurring in the area of the proposed activity, and the development can proceed with caution without applying for an AHIP. This fulfils all reasonable steps under the Due Diligence Code.

Therefore, there is no requirement to move onto Step 3, as per the Code below.

8 The generic due diligence process



5. ENVIRONMENTAL PLANNING ASSESSMENT

5.1 SECTION 4.15(1)(a)(i) – ENVIRONMENTAL PLANNING INSTRUMENTS

The only applicable Environmental Planning Instrument to the proposed development and site is State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 (SEPP Alpine Resorts). The relevant clauses contained within SEPP Alpine Resorts are addressed below:

Clause 11 - Land Use Table:

The land use table for Thredbo Alpine Resort specifies that 'Tourist accommodation' is permitted with consent. The proposed deck extension and alterations are for an existing lodge used for tourist accommodation and are therefore permissible with consent.

Clause 14 - Matters for consideration:

Matter for Consideration	Response
Cl.14 (1) In determining a development application that relates to land to which this Policy applies, the consent authority must take into consideration any of the following matters that are of relevance to the proposed development:	
(a) the aim and objectives of this Policy, as set out in clause 2,	<p><i>The proposed deck extension and alterations have been designed to ensure that impacts on the natural and built environment are minimised.</i></p> <p><i>The upgrade of the building is considered to result in a development that is consistent with the aims and objectives set out in clause 2 of the SEPP.</i></p>
(b) the extent to which the development will achieve an appropriate balance between the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),	<p><i>The proposed works do not require any mitigation measures for environmental hazards, given their design, location and use of materials.</i></p>

<p>c) having regard to the nature and scale of the development proposed, the impacts of the development (including the cumulative impacts of development) on the following:</p> <p>(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development,</p> <p>(ii) the capacity of the reticulated effluent management system of the land to which this Policy applies to cater for peak loads generated by the development,</p> <p>(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,</p> <p>(iv) the capacity of any existing water supply to cater for peak loads generated by the development,</p>	<p><i>The proposed works will not result in an increase in the building footprint or floor area and therefore the development will not impact on the capacity of the resorts transport system, reticulated effluent system, waste disposal facility or water supply.</i></p>
<p>(d) any statement of environmental effects required to accompany the development application for the development,</p>	<p><i>This Statement of Environmental Effects satisfies this sub-clause.</i></p>
<p>(e) if the consent authority is of the opinion that the development would significantly alter the character of the alpine resort—an analysis of the existing character of the site and immediate surroundings to assist in understanding how the development will relate to the alpine resort,</p>	<p><i>The proposed works will not alter the character of the resort and have been designed to enhance the overall amenity and safety of the lodge. The selection of the materials have been chosen to ensure that the development relates to the existing building and natural tones of the surrounding environment and character of the village.</i></p>
<p>(f) the Geotechnical Policy—Kosciuszko Alpine Resorts (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development</p>	<p><i>The proposed works do not involve any excavations or footings with the extended deck being cantilevered.</i></p> <p><i>Accordingly, the original Structural Engineers for the building have been engaged and have provided a statement with regard to loading and suitability. This has been provided with the DA separately.</i></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><i>No major earthworks or excavation works are proposed, with only minor cross-drains required, with a SEMP provided in Appendix C.</i></p>
<p>(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,</p>	<p><i>Minor cross drains are required to manage the roof water from the extended which will connect into the existing KT Stormwater system. This has been reviewed and accepted by KT.</i></p>

<p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range,</p>	<p><i>The proposed works have been designed to integrate with the existing building form and surrounding built form with no additional visual impacts generated.</i></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><i>The proposed works are not expected to increase any activities outside of the ski season.</i></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>(i) the capacity of existing infrastructure facilities, and</p> <p>(ii) any adverse impact of the development on access to, from or in the alpine resort,</p>	<p><i>Not applicable.</i></p>
<p>(l) if the development is proposed to be carried out in Perisher Range Alpine Resort:</p> <p>(i) the document entitled Perisher Range Resorts Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department, and</p> <p>(ii) the document entitled Perisher Blue Ski Resort Ski Slope Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department,</p>	<p><i>Not applicable.</i></p>
<p>(m) if the development is proposed to be carried out on land in a riparian corridor:</p> <p>(i) the long term management goals for 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>	<p><i>The proposed development is not located within a riparian corridor, with the closest watercourse located over 120m to the south-west.</i></p>
<p>(2) The long term management goals for riparian land are as follows:</p>	
<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><i>Not applicable.</i></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>	

(c) to minimise soil erosion and enhance the stability of the banks of watercourses where the banks have been degraded, the watercourses have been channelised, pipes have been laid and the like has occurred.	
(3) A reference in this clause to land in a riparian corridor is a reference to land identified as being in such a corridor on a map referred to in clause 5.	

Clause 15 – Additional matters to be considered for buildings

Matter for Consideration	Response
(1) Building height: In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed height of the building (where relevant) and the extent to which that height:	
(a) has an impact on the privacy of occupiers and users of other land, and	<i>The overall building height does not change. The only change outside of the current building envelope is associated with the extended covered deck on the upper ground floor.</i>
(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	
(c) has an impact on views from other land, and	<i>Being an extension of an existing deck, this will not further impact on privacy nor impact on views or solar access on the public domain. This would have no visual impact when viewed from the Alpine Way.</i>
(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and	
(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	<i>Not applicable.</i>
(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	<i>Not applicable.</i>
(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.	<i>Not applicable.</i>
(2) Building setback: In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed setback of the building (where relevant) and the extent to which that setback:	
(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and	<i>The development incorporates a deck extension 1.5m x 7.5m wide with a roof to manage snow deposition and make the existing deck more useful and safer.</i>
(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	<i>To limit the impacts with the extended deck, the deck will be cantilevered with no ground support required.</i>

<p>(d) is adequate for the purposes of fire safety, and</p>	<p><i>The deck will mostly cover an existing concrete drain and services below with between 1.85m and 2.85m setback to the shared side boundary to Kiama lodge provided.</i></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><i>The covered deck extension therefore does not impact open existing open space or view corridors. The facilitation of snow will be greatly improved with minimal impact on landscaping.</i></p>
<p>(f) will facilitate the management of accumulated snow.</p>	<p><i>The existing side access will not be impeded.</i></p> <p><i>Setbacks can achieve compliance with the BCA through either performance measures or deemed-to-satisfy provisions.</i></p> <p><i>Sufficient space for pedestrian and site access is provided and the management of snow has been considered through the use of snow gutters, barriers and diverters.</i></p>
<p>(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>	
<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><i>The proposed cantilevered deck extension will have minimal impacts on landscaped areas.</i></p>
<p>(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort 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>	

Clause 26 – Heritage Conservation:

The subject site and building are not listed as a heritage item under Schedule 3 of the SEPP. Therefore the ‘Objectives’ under subclause (1) and ‘Effect on Heritage Significance’ and ‘Heritage Impact Assessment’ provisions under subclauses (4) & (5) respectively, do not apply.

5.2 SECTION 4.15(1)(a)(ii) – DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

There are no draft Environmental Planning Instruments that are applicable to the site or proposed development.

5.3 SECTION 4.15(1)(a)(iii) – DEVELOPMENT CONTROL PLANS

There are no Development Control Plans applicable to the Kosciuszko Alpine Resorts under State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

5.4 SECTION 4.15(1)(a)(iiia) – PLANNING AGREEMENTS

There are no Planning Agreements applicable to the Kosciuszko Alpine Resorts under State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

5.5 SECTION 4.15(1)(a)(iv) – REGULATIONS

The development application has been made in the accordance with requirements contained in Clause 50(1A) of the Environmental Planning and Assessment Regulation 2000.

In accordance with Clause 54(4) of the same regulations, the information that is required for a Construction Certificate, is not required to be provided for a DA in relation to either building or subdivision work. This is to ensure that the consent authority does not oblige the applicant to provide construction details up-front where the applicant may prefer to test the waters first and delay applying for a construction certificate until, or if, development consent is granted.

5.6 SECTION 4.15(1)(b) – LIKELY IMPACTS

Natural Environment:

Impacts on the natural environment are minimal with no increase in the building footprint of floor area, only an extended cantilevered deck located mostly over a concrete drain and services below.

Built Environment:

The proposed deck extension and alterations have been designed to integrate with the existing building and improve its amenity, safety and operations.

The overall changes to the built environment are considered positive.

Social and Economic impacts in the locality:

The proposed works will result in positive social impacts for guests to the lodge by way of improved amenity and safety, together with reducing maintenance issues.

Impacts in relation to privacy and the bedroom windows associated with Kiama Lodge to the north-east are not expected to be exacerbated as the extended deck only extends the existing

deck a further 1.35m and the current views from the deck are directed to the mountain. No overlooking of living areas or balconies is achieved.

The proposed works will result in the building being significantly improved, updated and maintained with the investment in the building resulting in a positive economic impact with a number of short-term construction jobs being generated.

5.7 SECTION 4.15(1)(c) – SUITABILITY OF THE SITE

The subject site is considered suitable to accommodate the proposed development.

5.8 SECTION 4.15(1)(d) – SUBMISSIONS

The Departments Community Participation Plan (CPP) includes notification provisions for the Kosciuszko Alpine Resorts which were not included in the draft CPP and were not consulted with relevant stakeholders, in direct contravention of S.2.23 of the Environmental Planning and Assessment Act, 1979.

Furthermore, the CPP was required to be reviewed within 12 months of its implementation, which has yet to be publicly notified.

Accordingly, this policy, being absent of any proper community participation would be considered to have very little, if any determinative weight.

5.9 SECTION 4.15(1)(e) – THE PUBLIC INTEREST

The proposed deck extension and alterations are considered to be within the interest of the public, as they will result in an improvement to the building in regard to aesthetics, safety and overall amenity without generating any negative impacts on the environment.

The above assessment has demonstrated that the proposal satisfies the objectives and relevant clauses prescribed under State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

Consequently, the propose development is considered to be within the public interest.

6. CONCLUSION

The proposed development has been considered in regard Section 4.15 of the EP&A Act, 1979, State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 and the Biodiversity Conservation Act, 2016.

The proposal has been found to be consistent with the above legislation and Environmental Planning Instrument, as detailed in the above report.

The proposed deck extension and alterations provide an opportunity to create improved amenity and safety for guests whilst also managing ongoing operational and maintenance issues.

Overall, the deck extension and alterations have been designed to be within the existing building footprint and cantilevered to minimise impacts with only very minor ground disturbance proposed.

Overall, the proposal will result in a development that appropriately upgrades and provides much greater amenity and safety for guests without generating any negative environment or social impacts.

APPENDIX A

PHOTOS



Figure 1: Photo of the southern elevation of the lodge and southern carpark



Figure 2: Photo of the southwest elevation and western lower carpark



Figure 3: Photo of the north-west elevation of the lodge



Figure 4: Photo of the south-east elevation of the lodge



Figure 5: Photo of Kiama Lodge to the north-east



Figure 6: Photo of view from the existing deck with Kiama Lodge to the north-east and ski slopes to the north

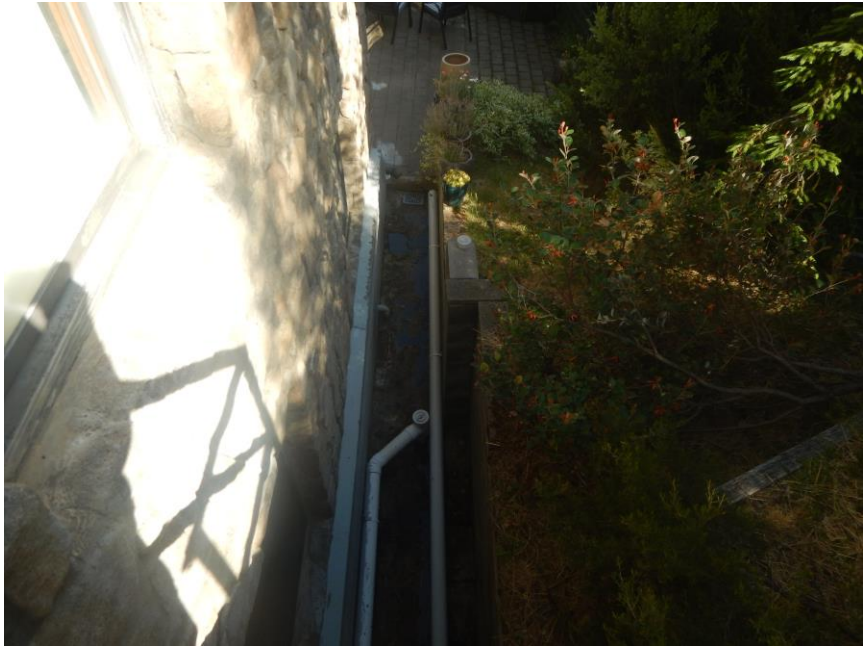


Figure 7: Photo of the concrete drain and services below the proposed extended deck



Figure 8: Photo of the existing stormwater below the proposed extended deck and roof



Figure 9: Photo of the views from the north-east deck



Figure 10: Photo of Brindle Bull Close

APPENDIX B

AHIMS SEARCH RESULTS

dabyne planning

Date: 03 September 2020

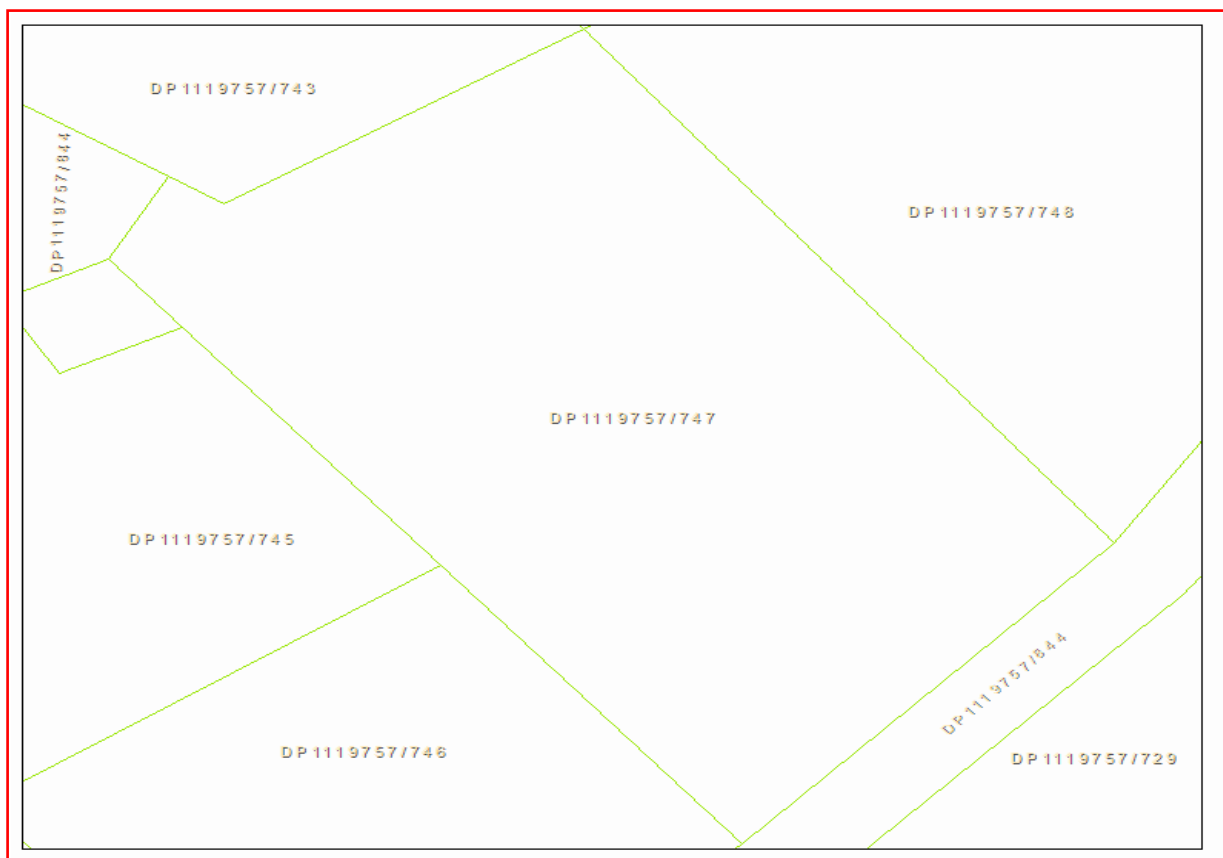
Attention: Ivan Pasalich

Email: ivan@dabyneplanning.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 747, DP:DP1119757 with a Buffer of 0 meters, conducted by Ivan Pasalich on 03 September 2020.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(http://www.nsw.gov.au/gazette\)](http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date .Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.



Planning,
Industry &
Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 10659

Granted on the 18 October 2021

Signed M Brown

Sheet No 2 of 21

APPENDIX C

SITE ENVIRONMENTAL MANAGEMENT PLAN

APPENDIX C

SITE ENVIRONMENTAL MANAGEMENT PLAN

Deck Extension + Alterations at Attunga Ski Lodge, Thredbo

1. Introduction

The following plan has been provided to identify the appropriate sediment controls, location for construction vehicles and material storage.

2. Erosion & Sediment Control Management

The minor cross drains may require erosion and sediment controls to prevent or control erosion, and to capture and contain any sediment to prevent it leaving the construction site.

This can be achieved by using either method depicted below:

Diagram A: Standard Straw Bale Filter Installation

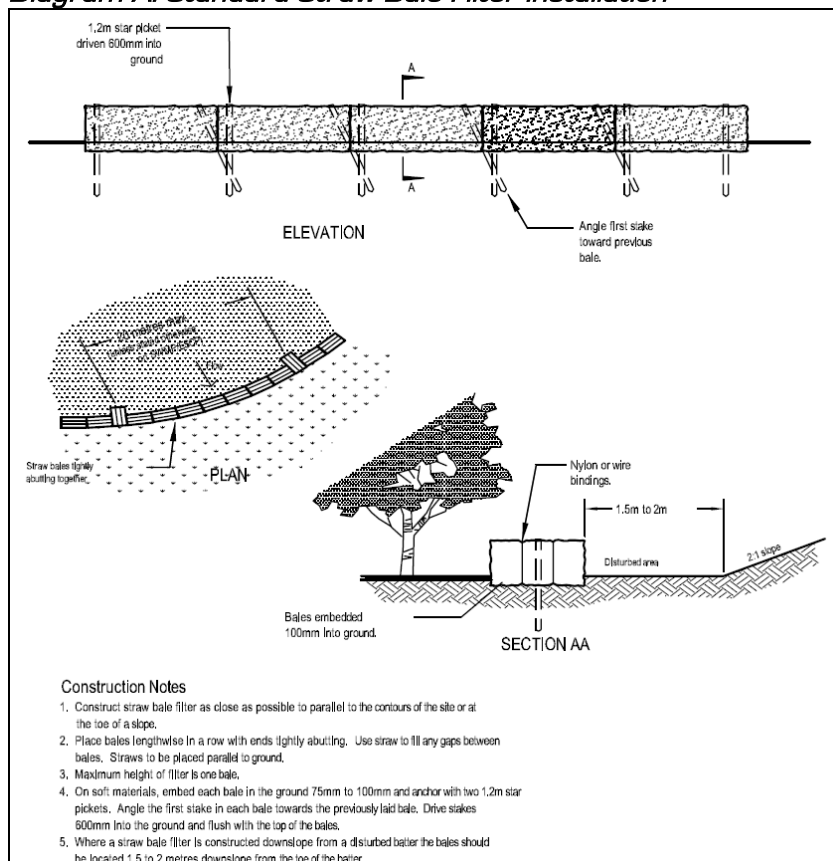
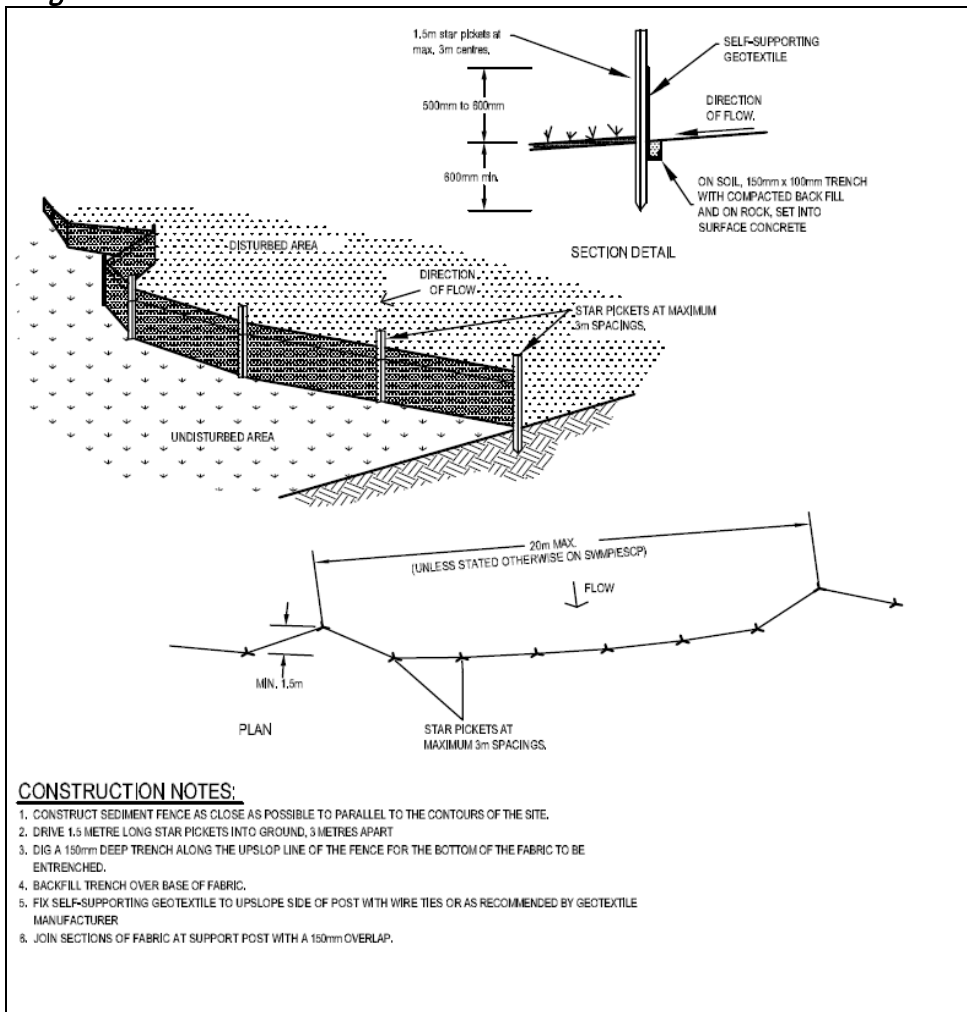


Diagram B: Standard Sediment Fence Installation



3. Access & Vehicle Parking

Access to the site will be achieved via Bindle Bull Close with the existing parking spaces available to accommodate the construction vehicles, as shown below in figure 1.



Figure 1: Parking area for construction vehicles

4. Material Storage

Material storage for the development can be placed within the southern car park, as shown in figure 2 below.



Figure 2 Material Storage Location

5. Waste Management

To ensure that waste is managed, the following controls and measures are to be adhered to:

- All litter generated on site is to be disposed of in appropriate bin provided on site and disposed at Thredbo tip.
- All employees shall be informed of the need to maintain a clean worksite.
- Site generated waste including garbage, concrete and excess materials shall be collected within the waste bin and removed from the site to landfill located in Jindabyne.
- All loads of rubbish removed shall be securely covered to ensure no spillage.

- To the furthest extent possible efforts shall be made to reduce, reuse and recycle materials used onsite.
- The worksite shall be left in a tidy and rubbish free state upon completion of the Project.

6. Construction hours

Due to the scale of the development and limited summer construction window (October to May), the construction hours will be 7am to 7pm Monday to Saturday, 7am – 5pm on Sundays and Public Holidays with no work to be permitted during the Christmas and Easter holiday period, as directed by KT when construction sites are to be shutdown and made secure.

7. Air pollution

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

8. Fuels and Chemicals

The proposed development will not require the storage of fuels or chemicals on site.

9. Emergency Procedures

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

Key Emergency Response Contacts

Organisation	Emergency Phone	Non Emergency Phone
NSW Police	000	Jindabyne: 6456 2244
NSW Fire Brigade	000	Jindabyne: 6456 2476
NSW Ambulance	000	
Medical Centres	Thredbo: Jindabyne: 6457 1221	
National Parks and Wildlife Service (NPWS)	1800 629 104	Jindabyne 6450 5555
Roads and Traffic Authority	Traffic incidents & road conditions: 131 700 Road closures and special events: 132 701	
Environment Protection Authority Environment Line	131 555	