

Statement of Environmental Effects – Apt 34 The Stables

History of the site

- The current development on the site is the Stables Apartments Perisher

Site suitability

- The proposed internal alterations are suitable for the site.

Present and previous uses

- the present use of the site is for the Stables Apartments Perisher

Operational details

- The proposed internal alterations will reconfigure the existing apartment layout. The Kitchen is to be relocated within existing bedroom on the first floor. The ground floor lounge will be utilised as a Den with privacy screens containing two beds.

The proposed alterations will not create a greater impact than the existing approved

Change of use of a building (where there is no building work)

- N/A

Building classification and Building Code of Australia (BCA)

- The building is class 3.

Snow Deposition

- As per the original approval for the Development

Engineering details

- Preliminary investigation has been carried out by a suitably qualified engineer. Email correspondence has been provided.

Social and economic impact

If the answer to any of the following questions is 'yes' or 'possibly', the issue will need to be covered in the SEE.

Will the proposal:

- be likely to significantly increase or reduce the number of people on the site? No
- disadvantage or benefit a particular social group? No
- be likely to increase or reduce employment opportunities in the locality? No
- increase demand for community facilities/services in the locality? No
- be likely to increase conflict in the community or adversely impact on the identity of the local community? No
- create areas of insecurity or risk to occupants or pedestrians in or adjacent to the development? No
- be likely to increase community concern regarding public safety? No

Access and traffic

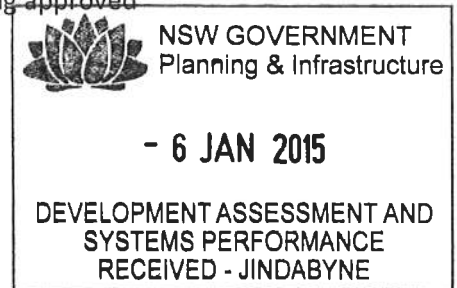
- No greater impact will be created by the proposed development

Privacy, views and overshadowing

- No greater impact will be created by the proposed development

Air and noise

- No greater impact will be created by the proposed development



Soil, water and wastewater management

- No greater impact will be created by the proposed development

Heritage

- No heritage issues

Aboriginal cultural heritage

- No Aboriginal Cultural issues.

Energy

- The proposed development is not altering the fabric of the existing building. Energy efficient water saving devices will be utilised and low energy lighting appliances installed.

Waste

- Removal of the waste material from the renovation will be desposed using skip bins.