

Statement of Environmental Effects

69 Burramys Road Perisher Valley NSW

Cooma Ski Club Lodge Ltd

Lot 617 DP 1158018



**Planning,
Industry &
Environment**

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No 10686

Granted on the 11 October 2021

Signed M Brown

Sheet No 1 of 8

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Introduction

Cooma Ski Club Lodge building is located within the Outer Precinct of the Perisher Valley ski resort area, as described by the *Perisher Range Resorts Master Plan, 2001*. The site is on the middle slopes of the Perisher Range, overlooking Perisher Creek valley, and drains from west to east towards the Creek.

The sub-alpine area encompassing Perisher Valley is characterised by the presence of woodlands dominated by Snow Gums, wet and dry heathlands and sod tussock grasslands. The sub-alpine area is distinguished by a continuous snow cover for one to four months of the year, with minimum temperatures below freezing for about six months of the year.

Cooma Ski Club Lodge was established in Perisher Valley in the early 1950s and is one of the oldest ski clubs in the Valley. Originally located at a higher altitude to the north east of Mt Perisher, a new club building was erected on the current site in 1986 with an address to Burraramys Road. At the time of construction, the site was excavated below natural ground level to provide the building platform for a basement level.

The site rises steeply towards its south western corner, with an overall slope across the site calculated to be 13%.

The existing building is a three storey timber clad structure (upper levels), with a ground level constructed from block work and faced with local granite. The building has been sited to maximise a northerly aspect for living spaces, most of its bedrooms and a large deck.

Initially provided with double glazed windows to living areas, the need to improve the energy efficiency of the building has led to the current proposal to provide double glazed windows and doors to all the existing openings of the building.

Figure 1: Cooma Ski Club Lodge northern elevation 2020



The on going maintenance of the timber cladding to the upper levels of the building, including the steeply pitched gable ends to the eastern and western facades, and the fire risk associated with the surrounding sub alpine vegetation, has precipitated the need for a more durable and sustainable cladding material.

Figure 2: Location Plan: Cooma Ski Club Lodge



Proposed Development

The proposed development is to re-clad over the existing timber cladding to the upper two storeys of the building with metal cladding (Colorbond). The existing timber cladding is a structural element of the building and will be retained (see submitted detail drawings). At the same time, all windows and doors will be replaced with aluminium framed double glazing in accordance with plans and details provided with the Development Application package. **The proposed development is to repair and cover the existing external timber cladding, and to repair and replace windows, doors and all framing - with the overall primary objective of improving bushfire protection for the existing building and to reduce the existing maintenance requirements.**

Metal cladding will be placed over the existing internal Lockwood system of sandwich panel timber walls. Fixing will be in accordance with details as shown. A 16mm furring channel will separate the internal walls from the exterior metal cladding to allow trapped moisture to be expelled.

No changes to the existing building footprint is proposed.

The proposed metal cladding will be equal to Lysaght *Snap-Seam* and provided in the Colorbond steel matt range colour “monument”. Lysaght *Snap-Seam* cladding features broad flat pans and distinctive ribs in a vertical profile (see drawing details).

Aluminium window and door frames will be black anodised aluminium. This colour will provide tonal definition to the colour selected for the metal cladding and is within the natural colour ranges displayed in the existing granite stone facing to the building. Timber fascias will be painted to match the proposed metal cladding.

It is intended that the proposed colour palette and materials will provide updated and contemporary facades for the existing building.

Figure 3: Western façade



Figure 4: Southern façade and rear entry



Bushfire protection

A review of *Planning for Bushfire Protection*, NSW Rural Fire Service, 2019, (PBP) revealed that a building used for a ski club within an alpine area is described as a Special Fire Protection Purpose. However, pursuant to Section 6.5 of the PBP, the proposed development is considered to be minor development, because the proposed cladding will comprise of non-structural, external building alterations; as well as the replacement of external windows, glazed areas or doors – where there will be no increase in the size of the existing openings.

Accordingly, Section 6.5 states the following:

The development types listed above do not have any influence or potential bush fire impacts on the bush fire protection of the building. For this reason the NSW RFS does not consider that a BFSa is necessary for the development types listed above.

Wherever applicable, the building elements concerned will need to comply with the requirements of AS3959 (construction of buildings in bush fire prone areas) or NASH standard under the NCC.

For alpine areas in particular, the specific objectives of the PBP include:

- provide a better bush fire protection outcome for existing structures
- ensure new building work complies with the construction standards set out in AS3959.

The proposed re-cladding over all existing timber cladding to the external facades of the building, with metal cladding, will be in accordance with the relevant construction standards of AS 3959. The proposed upgrading of the existing building will result in an increased level of bush fire protection for the existing building, consistent with today's construction standards for bushfire prone areas.

In addition, approval has recently been given by Ryan Petrov, Manager, Southern Ranges Services, NPWS (email 16 December 2020 refers) to permit the pruning and removal of overhanging dead limbs/dead snow gums, located close to the building. Pruning and tree removal will be in accordance with the submitted and approved vegetation management plan.

The existing building is provided with sprinklers and a fire alarm which are regularly inspected and operated. The building's evacuation plan is also regularly reviewed and updated - where necessary.

It is considered that the proposed development satisfies the relevant provisions of the PBP.

Statutory Planning and Development Control

Development on site is subject to the provisions of State Environmental Planning Policy (Kosciuszko National Park – Alpine resorts) 2007.

[State Environmental Planning Policy \(Kosciuszko National Park – Alpine Resorts\) 2007](#)

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).

The objectives of the Policy are provided 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.*

The proposed development relates to an existing club lodge building which is now more than thirty years old. The development aims to improve and update the external appearance of the building and also reduce the need for extensive maintenance of the existing timber cladding. The proposed metal cladding is expected to provide an enhanced level of bushfire protection for the building when compared to the existing timber cladding.

The replacement of all glazing with double glazed modern windows, will also reduce the need for heating in winter and contribute to the sustainability of the existing building. All aspects of the proposed development are able to satisfy, at a level commensurate with a single building within the Perisher Range Alpine Resort, the stated objectives of the *State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007*.

Section 14

Section 14 of the *State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007* outlines matters to be considered by a consent authority when determining a development application. The matters relevant to the proposed development are as follows:

- (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 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),*
 - (d) any statement of environmental effects required to accompany the development application for the development,*
 - (i) any visual impact of the proposed development, particularly when viewed from the Main Range,*
 - (l) if the development is proposed to be carried out in Perisher Range Alpine Resort—*
 - (i) the document entitled Perisher Range Resorts Master Plan, as current at the commencement of this Policy.*

The applicant intends to carry out vegetation management in accordance with an approved Vegetation Management Plan submitted with the subject development application. The aim of the proposed vegetation management – pruning and/or removal of large Snow Gums close to the building – is to achieve a balance between improved bushfire protection of the building and the conservation of alpine vegetation and habitat surrounding the building. To this end, it is considered that compliance will be achieved with the provisions of 14(1)(b) - stated above.

The visual appearance of the building is likely to be improved by the proposed application of matt finish Colorbond in a dark charcoal hue (“monument”). The proposed cladding will be non reflective and will be visually sympathetic with the colours included in the granite facing of the building.

The existing building is concealed by the topography and vegetation of the mid-level slopes of Pretty Valley and is not prominent in views from the Main Range. Accordingly, it is considered that compliance will be achieved with the provisions of 14(1)(i) – stated above.

Perisher Range Resorts Master Plan

Guidelines and Controls for development within the Outer Precinct of Perisher Valley are included in Schedule 2 of the *Perisher Range Resorts Master Plan*.

Permitted land uses include extensions/refurbishments of private lodges and commercial accommodation. The relevant stated objective of the guidelines and controls is to enable alterations and extensions to existing buildings that minimise impacts on the environment.

The guidelines relevant to the proposed development are as follows:

- alterations and extensions to existing buildings should not increase the visual prominence of these buildings;
- generally, alterations to buildings should be designed and located so they will not dominate the landscape.

The relevant control is:

- Development proposals which have the potential to impact on the natural character, major view corridors and the approaches to the resort will not be permitted.

There is no colour palette prescribed for the Outer Precinct of Perisher Valley. The proposed colour choice of “monument” (dark charcoal) for the cladding, from the Colorbond matt steel range, will be visually compatible with the natural colours of the granite stone facing. The use of a matt finish will reduce any undue reflection from the proposed cladding and the proposed colour is intended to blend with the surrounding heathland vegetation, Snow Gum canopy and granite outcrops.

The proposed development is considered unlikely to impact on the natural character of the site or its surrounding sub-alpine environment and, since there is no proposed change to the building footprint, the development will have no impact on major view corridors.

Conclusion

The proposed external alterations will be wholly contained within the existing building footprint and will therefore have minimal impact on the surrounding natural environment.

The proposed development satisfies the relevant provisions of the *Perisher Range Resorts Master Plan* and the requirements of *Planning for Bushfire Protection* with respect to minor development of a Special Fire protection Purpose.

The proposed re-cladding over all existing timber cladding to the external facades of the building, with metal cladding, will be in accordance with the relevant construction standards of AS 3959. The proposed upgrading of the existing building will result in an increased level of bush fire protection for the existing building, consistent with today's construction standards for bushfire prone areas.

The proposed development is intended to improve the appearance of the existing building and to remove the need for arduous and regular painting of the existing timber cladding to all external facades. The proposed metal cladding will be resistant to the extremes of climate that are characteristic of the sub alpine environment of perisher Valley.

The replacement of all windows and doors with double glazing will also improve the energy efficiency of the building and reduce the reliance on in-slab heating for thermal comfort.