

# STATEMENT OF ENVIRONMENTAL EFFECTS

ADDITIONS & ALTERATIONS  
AUSTRALIAN GOLF CLUB SKI LODGE  
PORCUPINE ROAD, PERISHER VALLEY  
KOSCIUSZKO NATIONAL PARK



JULY 2021  
Project: 17-19

# STATEMENT OF ENVIRONMENTAL EFFECTS

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This report has been prepared by:

A handwritten signature in black ink, appearing to read 'I. Pasalich', with a small mark above the final 's'.

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Ivan Pasalich  
Principal  
Dabyne Planning Pty Ltd

**JULY 2021**  
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# 1. INTRODUCTION

## 1.1 Executive Summary

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 the Australian Golf Club Ski Lodge, a club lodge located at 25 Porcupine Road, Perisher Valley. The property is legally described as Lot 605 DP 1158020.

The proposal seeks consent to undertake additions and alterations to the lodge, including a small infill addition under the existing roof line to provide an improved entrance, seating area, ski room and drying room as well as internal alterations to improve the managers residence quarters within the lodge.

The proposed works are located either within the building footprint or within a previously disturbed area.

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

The purpose of this SEE is to:

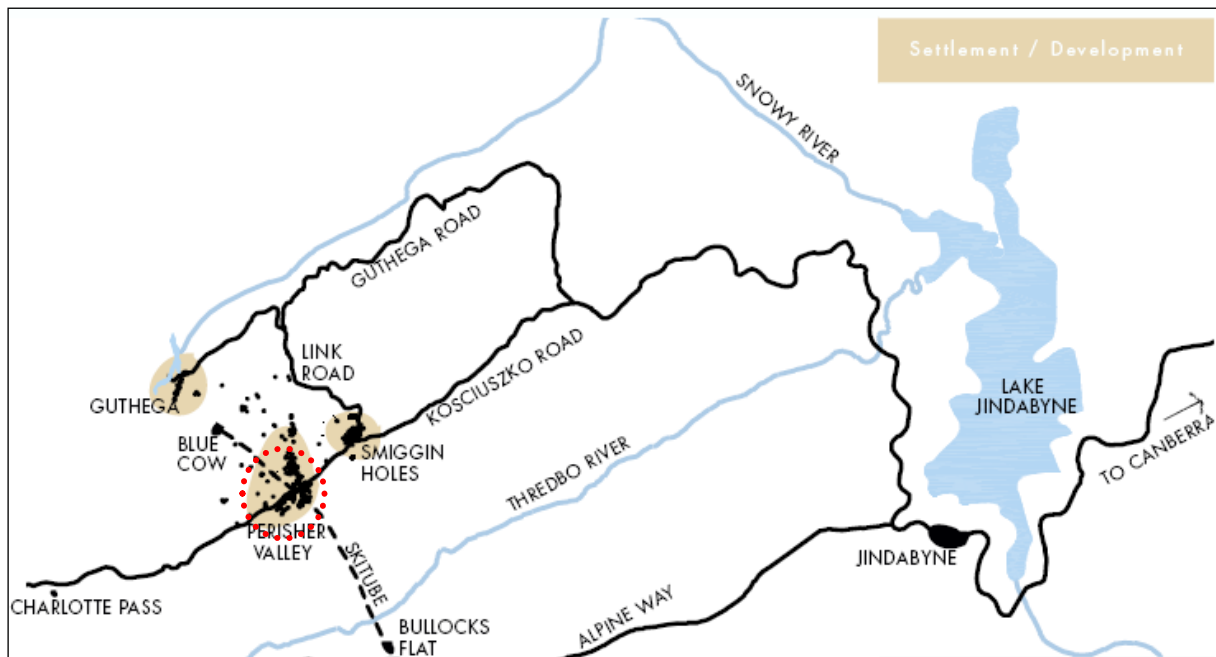
- describe the land to which the DA relates.
- describe the form of the proposed works.
- define the statutory planning framework within which the DA is to be assessed and determined; and
- assess the proposed development against the matters for consideration listed under Section 4.15(1) of the Environmental 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 SITE AND LOCALITY

### 2.1 Locality

The subject site is located within Perisher Valley, which forms part of the Perisher Range Resorts. Access to the resort is achieved via either Kosciuszko Road or the Skitube railway and is located approximately 35km from Jindabyne. The location of Perisher Valley is illustrated in context with the regional locality below:



*Figure 1: Location of Perisher Valley in context with the Region  
(source: Perisher Range Resorts Master Plan)*

The location of the site in context with the locality is illustrated in figure 2 below:

## 2.2 The Site

The site is identified in figure's 3 & 4 below:

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The lodge is located below the Stables development, above the Salzburg Apartments and to the south of Gunyah Ski Club and is surrounded by disturbed vegetation as shown below.



*Figure 5: Location of the lodge*

The following photos identify the site and location of the proposed works:



*Figure 6: Photo of the front north-west corner of the lodge*



*Figure 7: Photo of the front north-west corner of the lodge and entrance*



*Figure 8: Photo of the current entrance staircase*



*Figure 9: Photo of the current entrance and area to be filled in and enlarged*



*Figure 10: Photo of the western elevation*



*Figure 11: Photo of the lodge from the south*

### 3. DESCRIPTION OF THE DEVELOPMENT

#### 3.1 General Description

The proposed development comprises of small-scale additions and alterations to the ground floor of the lodge.

The proposed additions will infill a small area at the entrance to the lodge, utilising the larger bay to provide an improved entrance, under the existing roof line.

This area sits in between the existing structural poles (to be retained) and being an indent within the articulated facade, the ground is highly disturbed.

The additional floor area is approximately 8m<sup>2</sup> and allows for a covered (indoor) entrance for seating, also providing an air lock for the lodge entrance. This allows for the existing wind room (air lock) to be converted into a drying room.

The additions therefore comprise of weatherboard cladding and Colorbond roof sheeting, with the colours to match existing as outlined on the DA plans.

Internal alterations on the ground floor include the reconfiguration of the managers residence quarters including removal of walls and installation of beams to enlarge.

An extract of the proposed ground floor plan is provided below:

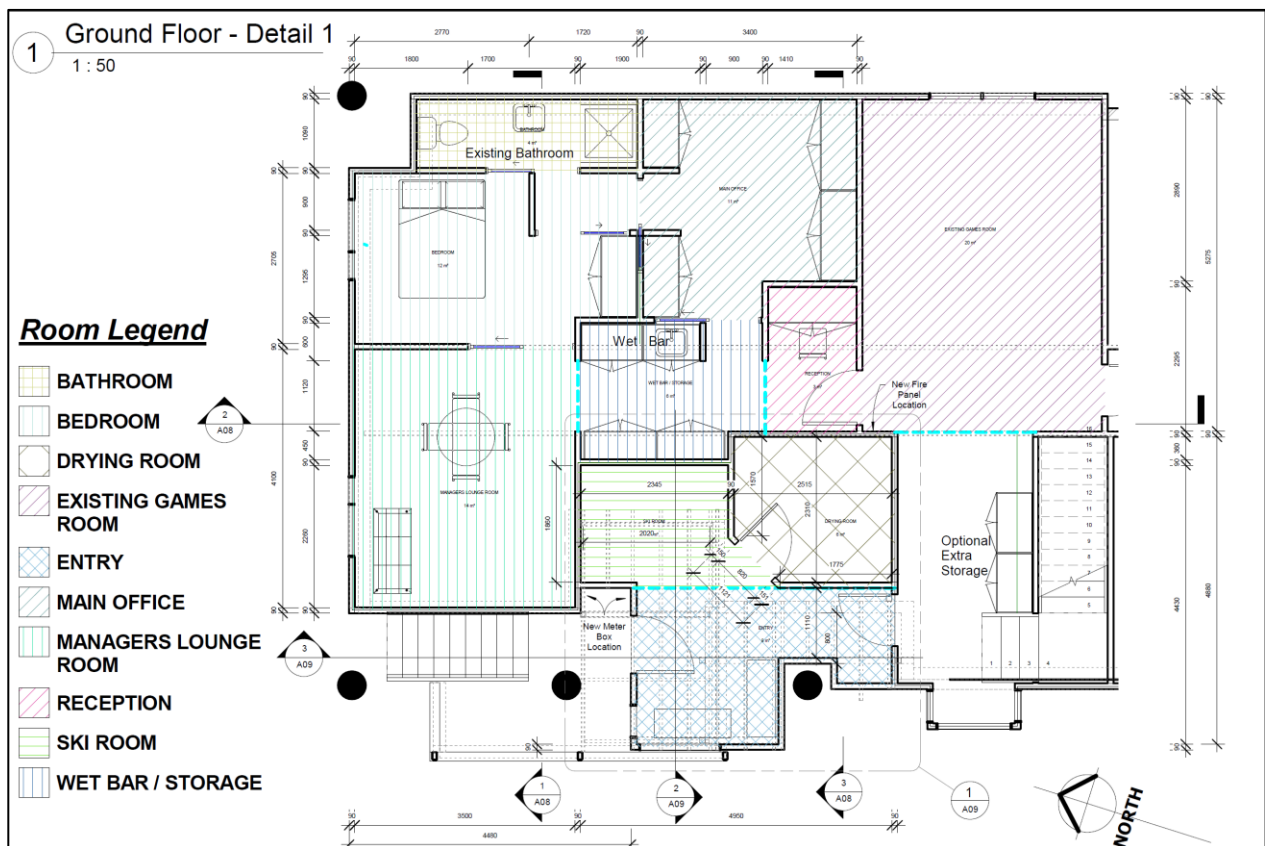


Figure 12: Extract of the proposed floor plan

## 4. ENVIRONMENTAL AND PLANNING LEGISLATION

### 4.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

#### 4.1.1 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 the Perisher Range Resorts specifies that 'Tourist accommodation' is permitted with consent.

This is defined as:

*'tourist accommodation means:*

- (a) a building or buildings used for the accommodation of visitors, including apartments, serviced apartments and lodges that may have facilities for the convenience of those visitors, such as conference facilities, entertainment facilities, recreation facilities and restaurants, or*
- (b) staff accommodation, or*
- (c) a hotel'.*

The proposed development is for additions and alterations to a lodge used for tourist accommodation.

The proposed works 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,	<i>The proposed additions and alterations have been designed to ensure impacts on the natural and built environment are minimal. The proposed works are considered to result in a development that is consistent with the aims and objectives set out in clause 2 of the SEPP.</i>
(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),	<i>The proposed development does not require any measures to mitigate environmental hazards that would impact on the conservation of the natural environment.</i>

<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 development will result in improvements to the lodge with regards to its entrance, ski and drying rooms as well as improved and enlarged managers residence quarters.</i></p> <p><i>These works are not expected to result in the existing transport, reticulated effluent management, waste disposal and water supply infrastructure to be required to be upgraded or expanded.</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 development will not alter the character of the resort and has been designed to integrate with the existing built form of the lodge.</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 subject site is located within the 'G' line. A Form 4 has been prepared and will be submitted 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>A SEMP is provided in Appendix A.</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>The proposed infill additions are located under the existing roof line and will not generate any additional stormwater drainage works.</i></p>
<p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range,</p>	<p><i>The proposed additions and alterations have been designed to be compatible with the existing building, surrounding built form with no additional visual impacts generated.</i></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,	<i>The proposed development is not expected to result in an increase in activities outside of the ski season.</i>
(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:  (i) the capacity of existing infrastructure facilities, and  (ii) any adverse impact of the development on access to, from or in the alpine resort,	<i>The development does not involve the installation of a ski lift.</i>
(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, that is deposited in the head office of the Department, and  (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,	<i>The Perisher Range Resorts Master Plan applies to the resort and site. The subject site is located within the Perisher Valley Central Precinct.</i>  <i>The proposed small infill additions and internal alterations are considered consistent with the Master Plan controls.</i>
(m) if the development is proposed to be carried out on land in a riparian corridor:  (i) the long term management goals for riparian land, and  (ii) whether measures should be adopted in the carrying out of the development to assist in meeting those goals.	<i>The proposed works are located over 150m from the nearest mapped watercourse, being Rock Creek to the west.</i>
(2) The long term management goals for riparian land are as follows:	
(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.	<i>Not applicable.</i>
(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.	
(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
<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	<i>The proposed infill additions comprise of a small additional floor area on the ground floor, within the building roof line and footprint.</i>  <i>The proposed infill additions are on the ground floor and do not extend outside of the current building curtilage.</i>  <i>The works therefore are not likely to impact on privacy, solar access or views.</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	
(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>The proposed additions and alterations will not be visible from Kosciuszko Road and are designed to from a small infill area under the building roof line.</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>
<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	<i>The proposed infill additions do not extend closer to the boundary than the current building facade.</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>Therefore, the proposed works will not impact upon any open space, landscaping, view corridors and will not interfere with pedestrian access.</i>
(d) is adequate for the purposes of fire safety, and	
(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and	
(f) will facilitate the management of accumulated snow.	
<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	<i>The proposed infill additions will have no impacts on landscaped areas.</i>
(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and	
(c) to limit the apparent mass and bulk of the building, and	
(d) as an amenity protection buffer between the proposed building and other buildings, and	
(e) as a means of reducing run-off, and	
(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.	

#### 4.1.2 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.

#### 4.1.3 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.

#### 4.1.4 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.

#### **4.1.5 SECTION 4.15(1)(a)(iv) – REGULATIONS**

The development application has been made in accordance with the 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.

#### **4.1.6 SECTION 4.15(1)(b) – LIKELY IMPACTS**

##### **Natural Environment:**

The proposed works are located over a highly disturbed area and will therefore have a minimal impact on the natural environment.

##### **Built Environment:**

The impacts on the built environment are generally expected to be positive and are designed to integrate with the existing building form, colours and materials.

##### **Social and Economic impacts in the locality:**

The social and economic impacts from the proposed development overall is expected to be positive by providing an improved functionality and amenity for both guests and the on-site managers.

Positive economic impacts will be derived by providing improved guest experiences, the capital improvement to the building and the construction jobs generated.

#### **4.1.7 SECTION 4.15(1)(c) – SUITABILITY OF THE SITE**

The subject site is considered suitable to accommodate the proposed development within the existing lease area.

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

#### 4.1.9 SECTION 4.15(1)(e) – THE PUBLIC INTEREST

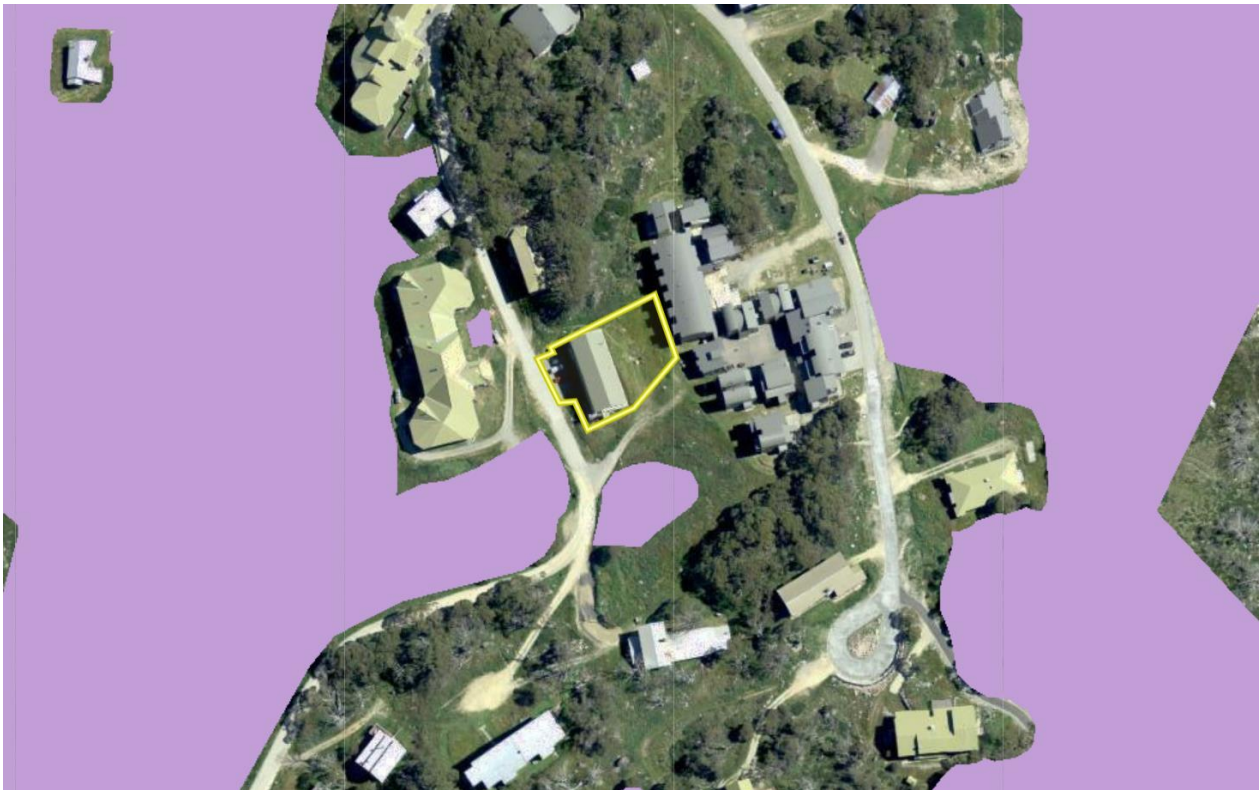
The above assessment has demonstrated that the proposal satisfies the objectives and relevant clauses prescribed under State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

The development is therefore considered to be within the public interest.

#### 4.2 BIODIVERSITY CONSERVATION ACT, 2016

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 latest Biodiversity Values Map shows that the site is not mapped as comprising high biodiversity value, see below.



*Figure 13: The subject site in relation to 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 1440m<sup>2</sup>, the clearing threshold is 0.25ha (2500m<sup>2</sup>) of clearing of native vegetation without having to undertake a Biodiversity Assessment Method (BAM) assessment and therefore triggering the Biodiversity Offsets Scheme (BOS).

The proposed development incorporates an enclosing an infill section of the lodge under the roof line with an additional 8m<sup>2</sup> of floor area, within a highly disturbed area.

Accordingly, the threshold provisions cannot be triggered.

Given the highly disturbed nature of the site and the extent and location of the additional works within the current building footprint, the BOS will not be triggered as a result of a significant impact upon Threatened Species or Ecological Communities or their habitat.

This is due to the works occurring within an area that is predicted to have minimal if no:

- impacts to threatened species habitat;
- impacts to endangered ecological communities or critically endangered ecological communities;
- impacts on breeding habitats or causes fragmentation of habitats (and therefore is unlikely impact the long-term survival of any species or community);
- impacts on key threatening processes, recognising that very small area to be impacted is not significant.

The site does not comprise of areas of outstanding biodiversity values in Kosciuszko National Park.

Accordingly, the proposed development is highly unlikely to have a significant impact to Threatened Species or Ecological communities or their habitats.

## 5. CONCLUSION

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

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

The proposed development will allow for the lodge entrance and provision for seating, ski room and drying room to be enlarged and improved by way of a small infill addition that will not change the overall building footprint.

The proposed development also includes internal alterations to improve functionality and amenity for both the guests and on-site managers.

These works have been located over disturbed areas and designed to be compatible with the existing building and surrounding built environment.

On balance, the proposed additions and alterations will generate positive social and economic impacts for the lodge and its guests and managers whilst minimising impacts on the natural and built environment and is considered an appropriate form of development for the site.

## APPENDIX A

### SITE ENVIRONMENTAL MANAGEMENT PLAN

## APPENDIX A SITE ENVIRONMENTAL MANAGEMENT PLAN Australian Golf Club Ski Lodge, Perisher Valley

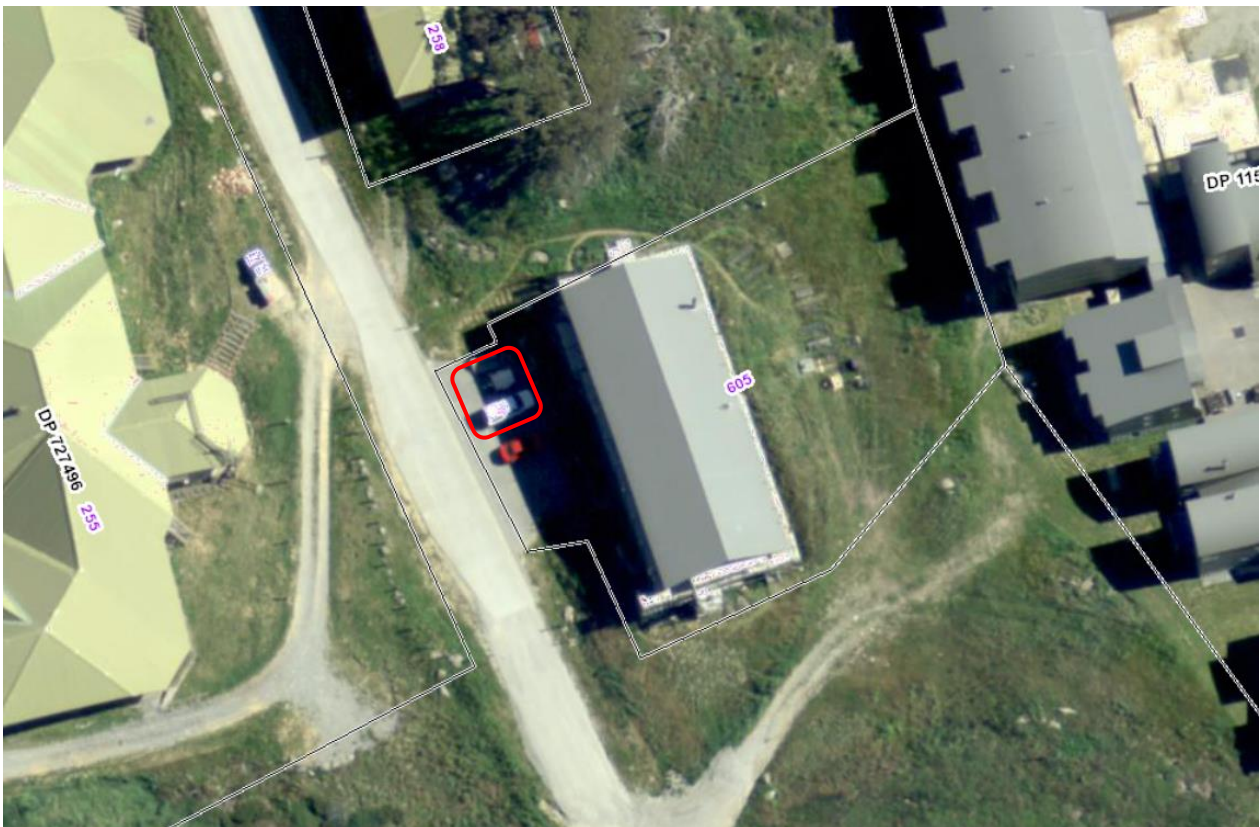
### 1. Introduction

In accordance with the SEE, the proposed works includes minor ground disturbance works.

The following plan has been provided to identify the appropriate location for access for construction vehicles & material storage.

### 2. Access & Vehicle Parking

Access to the site will be achieved via Porcupine Road with adequate parking for construction vehicles available within the car park as identified in figure 1 below.



*Figure 1: Construction vehicle parking*

### 3. Material Storage

Material storage for the construction works can be placed as identified in figure 2 below.



*Figure 2: Material storage*

## 4. 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 Jindabyne 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.

## 5. Noise and vibration pollution

The intended hours of operation is from 7am to 5pm Monday to Friday, 8am – 5pm on Saturday with no work on Sundays or Public Holidays from October through to May of each year. No construction is to take place from June through to September.

Noise pollution is not expected to be an issue from the construction of the proposed works.

## 6. Air pollution

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

## 7. Fuels and Chemicals

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

## 8. 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 and Rescue	000	Perisher: 6457 5037 Jindabyne: 6456 2476
NSW Ambulance	000	Perisher: 131 233
Medical Centres	Perisher (Winter Only): 6457 5266 Jindabyne: 6457 1221	
National Parks and Wildlife Service (NPWS)/OEHL	1800 629 104	Perisher: 6457 4444 Jindabyne 6450 5555
Roads and Maritime Services	Traffic incidents & road conditions: 131 700 Road closures and special events: 132 701	
Environment Protection Authority Environment Line	131 555	
NRMA Road Service	Jindabyne: 6456 1159	