

Environmental Impact Statement

Property: Australian Ski Club Lodge – 62 Mount Tait Road, Guthega NSW 2624

Application: Remove all dilapidated timber infill wall cladding, and other timber cladding and replace with Colourbond Weatherboards.

Applicant: Australian Ski Club Co-operative Limited

Introduction:

An existing painted concrete masonry block ski lodge with some timber feature panels and on the lower western wall is situated in Guthega Village opposite the south side of Guthega Alpine Hotel, and approximately 100 metres from the Burning Log Bistro/Blue Calf Lift. This lodge was constructed in the 1970's and has had several alterations and additions over the years.

One of the recent alterations was the addition of 4 extra bedrooms which coincided with the purchase of addition beds. This extension was constructed with masonry blocks and over-clad with Merbau timber weatherboards on the Western side and wrapping around the North and South corners.

We have recently been working through the Fire Safety measures and have decided to remove all existing high maintenance external timber wall cladding and replace with Colourbond Steel Cladding to improve the aesthetics of the building and reduce the fire damage risk at the same time.

1. Benefits of development

Provide a reduced risk of fire damage by removing potentially combustible wall cladding.

2. Overshadowing of adjacent properties

Nil

3. Intrusion on privacy of adjoining properties

Nil

4. Interruption to existing views of surrounding properties

Nil

5. Destruction of trees or significant alteration of natural features

Nil, There are no significant trees to be removed.

6. Increased drainage disposals to surrounding or adjoining properties

No change to existing

7. Demolition

All existing timber materials to be removed and disposed of by the contractor. There may be an opportunity to recycle the Merbau Timber weatherboards if they can be removed intact.

8. Additional Benefits

The building appearance will be enhanced by the addition of the colourbond cladding and the ongoing maintenance of painting the timber will be alleviated.

This alteration will be in keeping with all of the other Guthega lodges which are mostly all clad with colourbond now.

Roof + Fascia + Trims + Handrails	- Colourbond Woodland Grey (Replaces Indian Red)
Soffits + Eaves + Windows	- Colourbond Shale Grey (Replaces Cream)
New Colourbond Panelling	- Colourbond Wallaby (Replaces MossVale Sand)
Blockwork	- Existing colour - Dulux Mullock

Wallaby®

A warm, earthy and natural mid grey, Wallaby® has a softness that allows it to be paired with a variety of both traditional and contemporary building materials ranging from glass and steel to timber and stone. A supremely versatile hue, Wallaby® will find firm adherents in both the commercial and contemporary homebuilding arenas.

Woodland Grey®

is inspired by the depth of cool green forest, the canopy of eucalyptus on a rugged mountain plateau, the twisted bark and deep olive green leaves of teatree along the coast, the mossy boulders and ferns found in mountain crevices.

Shale Grey™

Shale Grey™ is evocative of Gulf coast mud plains, pale grey pebbles reflecting the sun, the ethereal grey mist rising from a surf beach, the silver grey leaves of native flora and the shimmering outcrops of rocks on the Great Dividing Range

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