

# Statement of Environmental Effects

**Alterations & Repairs  
Australian Ski Club, Guthega  
Kosciuszko National Park**

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**March 2022**

**To satisfy the State Environment Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 (SEEP Alpine Resorts), the following information is provided below.**

## 1. Introduction

This application relates to the property known as Australian Ski Club Lodge – 62 Mount Tait Road, Guthega Village, NSW 2624 within Kosciuszko National Park. The property is legally described as Lot 233 DP704184

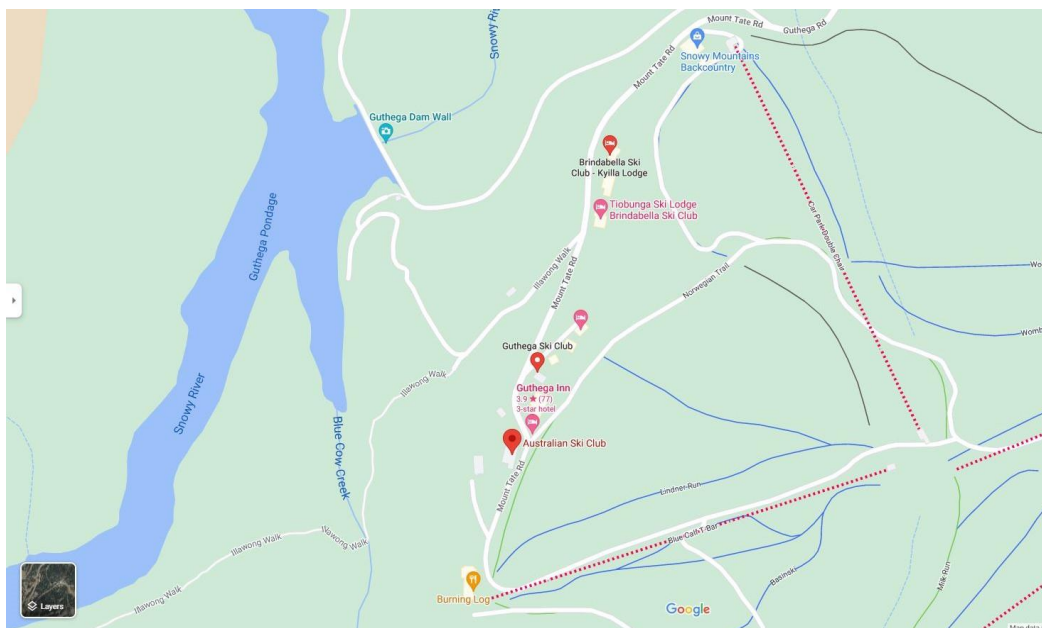
This lodge was constructed in the 1970's originally a 30 bed lodge, and the property has had several alterations and additions over the years and now comprises a 42 bed lodge consisting of mainly masonry blocks, stone buttresses and facing, and metal roofing, along with the subject timber cladding.

The land is zoned tourist accommodation and is used all year round in accordance with the permitted use guidelines contained in the lease with the Minister for the Environment.

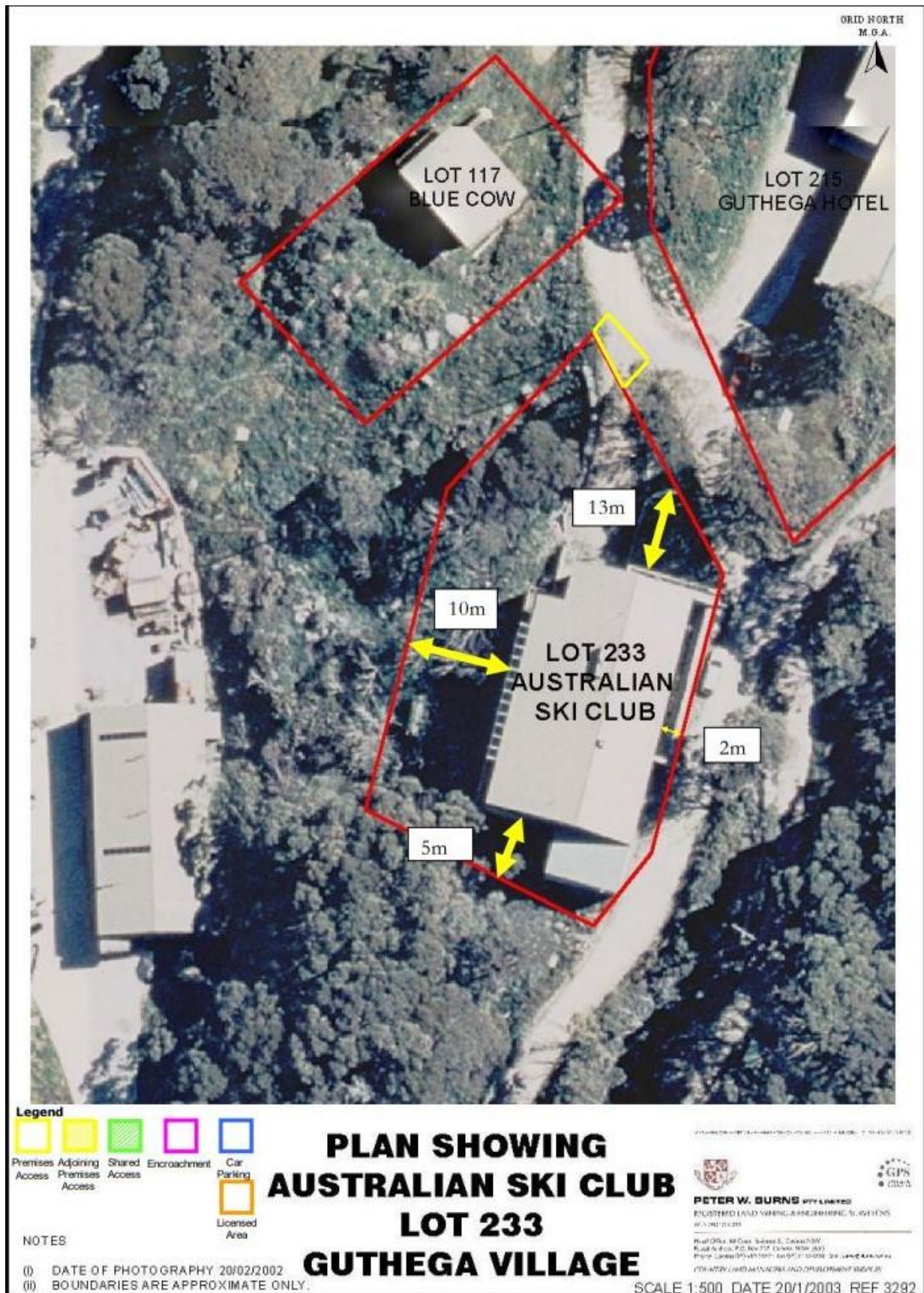
This application seeks to remove all dilapidated timber infill panels and external timber wall cladding and replace with Colourbond Metal Weatherboard cladding.

## 2. Location and History of the Site:

The subject site is located within Guthega village, which forms part of the Perisher Range Resorts. Access to the resort is via Guthega Road, leading into Mount Tait Road.



An existing painted concrete masonry block ski lodge with some cedar timber feature panels and Merbau weather boards 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.



One of the recent alterations was the addition of 4 extra bedrooms which coincided with the purchase of 12 addition beds. This extension was constructed with masonry blocks and overlaid with Merbau timber weatherboards on the Western side and wrapping around the North and South corners on the ground floor as a cosmetic addition and to improve waterproofing.



We have recently been working through the Bushfire Hazard Assessment and to achieve the required Bushfire Attack Level of BAL 40 we need to remove all the existing high maintenance and potentially flammable 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.

*This upgrade has already been carried out by most of the Guthega Village lodges.*



### **3. Benefits of development**

Provide a reduced risk of fire damage by removing existing potentially combustible and high maintenance wall cladding, which is also mostly in need of replacement due to age deterioration and loss of waterproofing performance.

### **4. Overshadowing of adjacent properties**

Nil

### **5. Intrusion on privacy of adjoining properties**

Nil

## **6. Interruption to existing views of surrounding properties**

Nil

## **7. Destruction of trees or significant alteration of natural features**

Nil, There are no trees to be removed as a consequence of this application.

## **8. Increased drainage disposals to surrounding or adjoining properties**

No change to existing

## **9. 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.

## **10. 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 metal 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

<b>Project description</b>	
A brief description of the proposed development and the construction activities to be undertaken during the project.	Remove all dilapidated timber infill and wall cladding and replace with Colourbond Metal Weatherboards.
<b>History of the site</b>	
You must provide information on:	
<ul style="list-style-type: none"> <li>current development or building approvals for the site</li> </ul>	None
<ul style="list-style-type: none"> <li>previous development or building approvals for the site.</li> </ul>	Development Application Approval No. 96/D.16 and a Building Application Approval No. 97/B.6
<b>Site suitability</b>	
To demonstrate that the site is suitable for the proposed development, consider:	
<ul style="list-style-type: none"> <li>site constraints such as flooding, slope, geotechnical hazards, bushfire and any other risks</li> </ul>	Not applicable
<ul style="list-style-type: none"> <li>effects on the local environment, landscape, streetscape, appearance or scenic quality of the locality</li> </ul>	Colours selected are in keeping with all other buildings in Guthega village.
<ul style="list-style-type: none"> <li>biological and ecological impacts including the impacts on fauna and flora</li> </ul>	Not applicable
<ul style="list-style-type: none"> <li>impacts on existing and future amenity of the locality</li> </ul>	Not applicable
<ul style="list-style-type: none"> <li>the age and condition of any structures or buildings.</li> </ul>	Not applicable
<b>Present and previous uses</b>	
Provide details of:	
<ul style="list-style-type: none"> <li>the present use of the site</li> </ul>	Tourist accommodation
<ul style="list-style-type: none"> <li>the previous uses of the site if known</li> </ul>	Tourist accommodation
<ul style="list-style-type: none"> <li>the present use of the adjoining land</li> </ul>	Resort Workshop, Hotel and other Lodge
<ul style="list-style-type: none"> <li>whether the present or previous use of the land was a potentially contaminating activity</li> </ul>	Not applicable
<ul style="list-style-type: none"> <li>whether there has been any assessment or testing of the site for land contamination.</li> </ul>	Heating fuel tanks have been tested and approved.
Provide a statement on whether you are aware that the site is contaminated.	Not applicable
<b>Operational details</b>	
Describe how the development will operate, including:	
<ul style="list-style-type: none"> <li>type and details of the proposed business</li> </ul>	Tourist accommodation
<ul style="list-style-type: none"> <li>number of staff and location of staff accommodation</li> </ul>	Nil
<ul style="list-style-type: none"> <li>maximum number of customers or clients</li> </ul>	42 at any time
<ul style="list-style-type: none"> <li>hours and days of operation</li> </ul>	24 Hours
<ul style="list-style-type: none"> <li>plant and machinery</li> </ul>	Oversnow Argo vehicle
<ul style="list-style-type: none"> <li>arrangements for loading and unloading of goods and materials</li> </ul>	Fully enclosed garage
<ul style="list-style-type: none"> <li>any proposed hazardous materials, eg LPG, dry pool chlorine, liquefied gas.</li> </ul>	Approved storage locker on site for Fuel & LPG
<b>Building classification and Building Code of Australia (BCA)</b>	
Preliminary consideration should be given to the BCA. Include in your SEE:	
<ul style="list-style-type: none"> <li>the classification of the building/structure with details of the method used to determine this</li> </ul>	This section is not applicable to this application.

<ul style="list-style-type: none"> <li>information on the proposed fire safety measures and any performance measures that may be relied on under the BCA.</li> </ul>	Not applicable – all existing
<b>Snow Deposition</b>	
Consideration of the snow deposition and prevailing winds in relation to the proposed works should be undertaken. An assessment of how snow will be deposited and measures to mitigate snow deposition from unsafe areas such as entries, exits, decks and pedestrian areas should be provided. A roof plan will assist in determining the deposition of snow.	This section is not applicable to this application.
<b>Engineering details</b>	
Preliminary engineering advice may be required for certain aspects of the development:	
<ul style="list-style-type: none"> <li>geotechnical advice incorporating structural engineering recommendations</li> </ul>	See Geotechnical Report
<ul style="list-style-type: none"> <li>relocation and construction of services</li> </ul>	Not applicable
<ul style="list-style-type: none"> <li>construction of access</li> </ul>	Not applicable
<ul style="list-style-type: none"> <li>building on fill.</li> </ul>	Not applicable
<b>Social and economic impact</b>	
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:	
<ul style="list-style-type: none"> <li>be likely to significantly increase or reduce the number of people on the site?</li> </ul>	No
<ul style="list-style-type: none"> <li>disadvantage or benefit a particular social group?</li> </ul>	No
<ul style="list-style-type: none"> <li>be likely to increase or reduce employment opportunities in the locality?</li> </ul>	No
<ul style="list-style-type: none"> <li>increase demand for community facilities/services in the locality?</li> </ul>	No
<ul style="list-style-type: none"> <li>be likely to increase conflict in the community or adversely impact on the identity of the local community?</li> </ul>	No
<ul style="list-style-type: none"> <li>create areas of insecurity or risk to occupants or pedestrians in or adjacent to the development?</li> </ul>	No
<ul style="list-style-type: none"> <li>be likely to increase community concern regarding public safety?</li> </ul>	NO
<b>Access and traffic</b>	
Show that there is adequate provision for access regarding:	This section is not applicable to this application.
<ul style="list-style-type: none"> <li>pedestrian amenity (paving, weather protection, security lighting, seating)</li> </ul>	
<ul style="list-style-type: none"> <li>access for people with disabilities</li> </ul>	
<ul style="list-style-type: none"> <li>proposed bicycle facilities (racks, storage lockers)</li> </ul>	
<ul style="list-style-type: none"> <li>existing bus services and over-snow services</li> </ul>	
<ul style="list-style-type: none"> <li>vehicle access to a road</li> </ul>	
<ul style="list-style-type: none"> <li>resident, staff, customer and visitor parking arrangements</li> </ul>	
<ul style="list-style-type: none"> <li>parking calculations</li> </ul>	
<ul style="list-style-type: none"> <li>potential conflicts between vehicles, pedestrians, and cyclists.</li> </ul>	

Major traffic-generating proposals will require an access and traffic impact assessment report.	
<b>Privacy, views and overshadowing</b>	
Show how the proposed development will affect privacy, views and overshadowing regarding:	This section is not applicable to this application.
<ul style="list-style-type: none"> <li>the location of habitable rooms</li> </ul>	
<ul style="list-style-type: none"> <li>window placement relative to adjoining and adjacent buildings and public areas</li> </ul>	
<ul style="list-style-type: none"> <li>views between habitable areas</li> </ul>	
<ul style="list-style-type: none"> <li>the use of planting and screening to improve privacy</li> </ul>	
<ul style="list-style-type: none"> <li>headlight glare and other glare, eg night skiing</li> </ul>	
<ul style="list-style-type: none"> <li>the placement of active outdoor areas relative to bedrooms</li> </ul>	
<ul style="list-style-type: none"> <li>the separation of roads and parking areas from bedroom and living areas</li> </ul>	
<ul style="list-style-type: none"> <li>the impact of the proposed development on views from adjoining/nearby properties</li> </ul>	
<ul style="list-style-type: none"> <li>design options for protecting views.</li> </ul>	
<b>Air and noise</b>	
Show that the proposal will not cause, or be affected by air or noise emissions. Should the proposal not able to achieve no air or noise emissions, demonstrate how these could be minimised. Consider:	This section is not applicable to this application.
<ul style="list-style-type: none"> <li>the proposed source/method of heating and cooling</li> </ul>	
<ul style="list-style-type: none"> <li>noise transmission from heating and cooling systems</li> </ul>	
<ul style="list-style-type: none"> <li>noise transmission between buildings</li> </ul>	
<ul style="list-style-type: none"> <li>measures to mitigate external noise sources</li> </ul>	
<ul style="list-style-type: none"> <li>existing sources of odour, smoke</li> </ul>	
<ul style="list-style-type: none"> <li>proposed mitigation measures, placement and height of chimneys and flues, air pollution control equipment, odour controls, buffer areas, location of waste storage facilities</li> </ul>	
<ul style="list-style-type: none"> <li>existing noise sources</li> </ul>	
<ul style="list-style-type: none"> <li>construction noise, hours of operation, type of equipment, predicted noise levels and consultation with adjoining leaseholders</li> </ul>	
<ul style="list-style-type: none"> <li>operational noise, plant and equipment, predicted noise levels, hours of operation</li> </ul>	
<ul style="list-style-type: none"> <li>proposed noise reduction measures, noise barriers, building layout and setback, room layout and window placement, building materials, insulation, double glazing.</li> </ul>	
Where noise is a major issue a report by a qualified acoustic consultant is required. This report would address predicted noise levels and proposed noise reduction measures.	
<b>Soil, water and wastewater management</b>	
Show how the proposal will deal with all aspects of soil, water and wastewater management:	This section is not applicable to this application.
<ul style="list-style-type: none"> <li>show the proposed methods of sewage</li> </ul>	

effluent disposal	
<ul style="list-style-type: none"> <li>if the development will be serviced by a reticulated water supply, provide details of any consultation with the relevant water supply authority</li> </ul>	
<ul style="list-style-type: none"> <li>consider including appliances designed for maximum water efficiency</li> </ul>	
<ul style="list-style-type: none"> <li>consider infiltration and water harvesting techniques, eg swales and porous materials</li> </ul>	
<ul style="list-style-type: none"> <li>include sufficient details on the management of water entering or leaving the site</li> </ul>	
<ul style="list-style-type: none"> <li>check the proposal includes sufficient justification that the proposed design measures for drainage will not adversely affect adjoining land</li> </ul>	
<ul style="list-style-type: none"> <li>check that design measures in the proposal are compatible with any potential flood environment</li> </ul>	
<ul style="list-style-type: none"> <li>check there are sufficient details and information to assess the impact of the proposal on downstream waterways</li> </ul>	
<ul style="list-style-type: none"> <li>check the proposal includes measures to treat liquid wastes, if appropriate</li> </ul>	
<ul style="list-style-type: none"> <li>check measures are in place for emergency spill contingency for chemicals, oils and other harmful wastes</li> </ul>	
<ul style="list-style-type: none"> <li>include details of measures to divert stormwater</li> </ul>	
<ul style="list-style-type: none"> <li>include details of measures to treat stormwater run-off from the site</li> </ul>	
<ul style="list-style-type: none"> <li>check soil or erosion hazards on the site have been considered in the proposal</li> </ul>	
<ul style="list-style-type: none"> <li>include the proposed construction sequence for the site</li> </ul>	
<ul style="list-style-type: none"> <li>include critical areas of habitat that require special management on the site</li> </ul>	
<ul style="list-style-type: none"> <li>include proposed dust control measures for the site</li> </ul>	
<ul style="list-style-type: none"> <li>include main rehabilitation and revegetation measures proposed for the site.</li> </ul>	
<b>Heritage</b>	
To date, three studies have been done for Kosciuszko alpine resorts:	This section is not applicable to this application.
<ul style="list-style-type: none"> <li>Thredbo Conservation Plan prepared by Clive Lucas, Stapleton and Partners Pty Ltd (July 1997)</li> </ul>	
<ul style="list-style-type: none"> <li>Perisher Range Resorts Ski Resorts Heritage Study prepared by Peter Freeman Pty Ltd, Matthew Higgins and Heritage Management Consultants (June 1998)</li> </ul>	
<ul style="list-style-type: none"> <li>Charlotte Pass Chalet Conservation Plan prepared by David Hogg Pty Ltd, Ken George Pty Ltd in association with Freeman Collett and Partners Pty Ltd and Matthew Higgins (March 1993).</li> </ul>	
A heritage impact statement may be required if	

your proposal affects a building identified in any of these studies. Please contact us to discuss what will be required. Please note that heritage issues within the Kosciuszko alpine resorts are currently under review by DoP.	
<b>Aboriginal cultural heritage</b>	
If your proposal relates to an area of known or potential Aboriginal heritage and archaeology, include an independent assessment of the impact of your proposal on Aboriginal heritage and archaeology. Check all relevant policies and guidelines that have been adopted for the resort areas.	This section is not applicable to this application.
<b>Energy</b>	
Show how the proposal promotes energy efficiency by examining the following:	This section is not applicable to this application.
• orientation of the proposal	
• solar access	
• insulation	
• natural ventilation	
• heating, cooling and lighting	
• clothes drying	
• airlocks	
• water heating.	
<b>Waste</b>	
Show how the proposal promotes waste minimisation regarding:	This section is not applicable to this application.
• source waste separation	
• proposed recycling collection from commercial, accommodation, restaurant and entertainment premises	
• domestic food and organic waste collection and composting	
• litter control programs, if any	
• how building waste is re-used, recycled or disposed arrangements for hazardous waste materials.	
<b>Demolition</b>	
Show how the proposal is consistent with the relevant Australian Standard for demolition, if applicable.	This section is not applicable to this application.

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