



Project: External Alterations and Repairs to Existing Ski Lodge

4 Spencers Creek Road,
Charlotte Pass NSW 2624
Lot 107 DP1242013



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 22/5961

Granted on the 24 March 2023

Signed S Butler

Sheet No 1 of 23

DATE: AUGUST 2022

PREPARED FOR: SOUTHERN ALPS SKI CLUB LODGE COOPERATIVE LTD

PREPARED BY: ACCENT TOWN PLANNING

REVISION: 07

1.0 Introduction

The project for which this Statement applies is for external alterations and repairs to an existing ski lodge. Southern Alps Ski Club is located at 4 Spencers Creek Road, Charlotte Pass within Kosciuszko National Park, NSW. The site is legally described as Lot 107 DP1242013.

The proposal aims to seek approval for the following improvements:

Building 1 Works

- Install new insulation and sarking to underside of roof on Eastern slope (where access is available).
- Install tie down rods (F) to structural engineers' details and install new roof sheeting over 'quiet room'.
- Balcony (first floor): Remove existing tiling and substrate, and install new fc sheeting, waterproof membrane, mortar bed and tiles. + New steel handrail fixed to steel flat plate to perimeter of balcony. + Replace existing timber door with new aluminum glazed door.
- New steel columns in existing walls (to structural engineers' details).
- Windows to beds 1, 4, 5 and 8 to be removed and filled in.
- New self-closing fire exit glazed door to fire stairs 1, 2, 3 (first level) and 3 (ground level).
- Fire Stair 3: Remove existing fire stairs and adjoining steps, to be replaced with new steel stairs with steel stringer fixed to side walls, new steel handrail and steel support column.
- Fire Stair 1: Remove stairs to allow for the installation on new metal cladding, stairs will be reinstalled with new extended landing and handrail.
- Balcony (Ground Level): Replace existing roof and timber framing above. Remove railing and replace with new steel railing. Remove existing tiling and replace; install new waterproof membranes.
- Removal of deteriorated timber cladding to be replaced with new metal cladding.

Building 2 Works

- Replace damaged timber cladding over window, install new sarking, flashing and new hood over window oFW/29.
- Replace damaged timber cladding over windows, install new sarking, flashing and new steel hoods over windows eFW/24-28. (Also adding insulated panels behind the metal cladding).
- Repaint existing cladding.
- Install new metal cladding on lower portion of the building.
- Roof replacement between Building 1 and Building 2 (metal deck), which will include a change to the roof alignment over entryway to avoid step down.
- New cladding to connecting area and around Kitchen and Storerooms.

It is important to note, that there will be no changes to the existing building footprint from the proposed works.

The proposed development is deemed to be of positive influence by providing improved tourist accommodation for visitors to Charlotte Pass Snow Resort and Kosciuszko National Park. The proposed improvements will provide more modern style accommodations while enhancing the safety and guest experience of visitors to Charlotte Pass. The proposed development encourages a safe recreation environment for visitors, enhancing their experience of Kosciuszko National Park.

This Statement of Environmental Effects will accompany a Development Application to be lodged with the Department of Planning & Environment (DPE) in accordance with the State Environmental Planning Policy (Precincts – Regional) 2021, and under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

FIGURE 1 EXISTING DETERIORATED CLADDING TO BE REPLACED



2.0 Site Location & Context

2.1 Site Analysis

The Snowy Mountains is a popular tourist destination for both Australians and international travellers. The region offers an array of attractions including the Kosciuszko National Park, Snow Resorts, world class mountain biking and Australia's highest mountain, Mt Kosciuszko. The local economy is driven by the winter season with skiing and other winter sports being unique to this region of Australia. A growing summer tourism trade has been developing with activities such as hiking, fishing, kayaking, and mountain biking encouraging outdoor enthusiasts to visit the region.

The site is Lot 107 DP1242013, located at 4 Spencers Creek Road, Charlotte Pass within the Kosciuszko National Park. The site has an area of approximately 1,620 sqm with an existing lodge used for the purpose of tourist accommodation. The resort areas, including Charlotte Pass are important to New South Wales due to their economic and social contribution as well as their location within a unique alpine environment.

FIGURE 2 LOCATION OF SUBJECT SITE



There are no proposed changes to the existing building footprint from the proposed alterations and repairs. With exterior works comprised of replacement roofing, wall cladding, windows, fire staircase and reparation of deteriorated concrete slab to enhance the safety of occupants including improving bushfire protection to the building. The existing building demonstrates a siting pattern and orientation, maximizing natural light to the building.

The approved APZ Plan was established for the subject site in 2020, the plan remains valid for the current term of the lease for Southern Alps Ski Club and any option term available under it. Please refer to supporting documentation from NPWS submitted as part of this application.

An AHIMS search found zero sites or places recorded or declared at the subject allotment See *Appendix I*. Likewise, there have been no known Aboriginal artefacts found during previous construction of the lodge. External works proposed will result in the minimal ground surface disturbance (see geotechnical assessment report attached) and hence the likelihood for Aboriginal artefacts to be found is very unlikely.

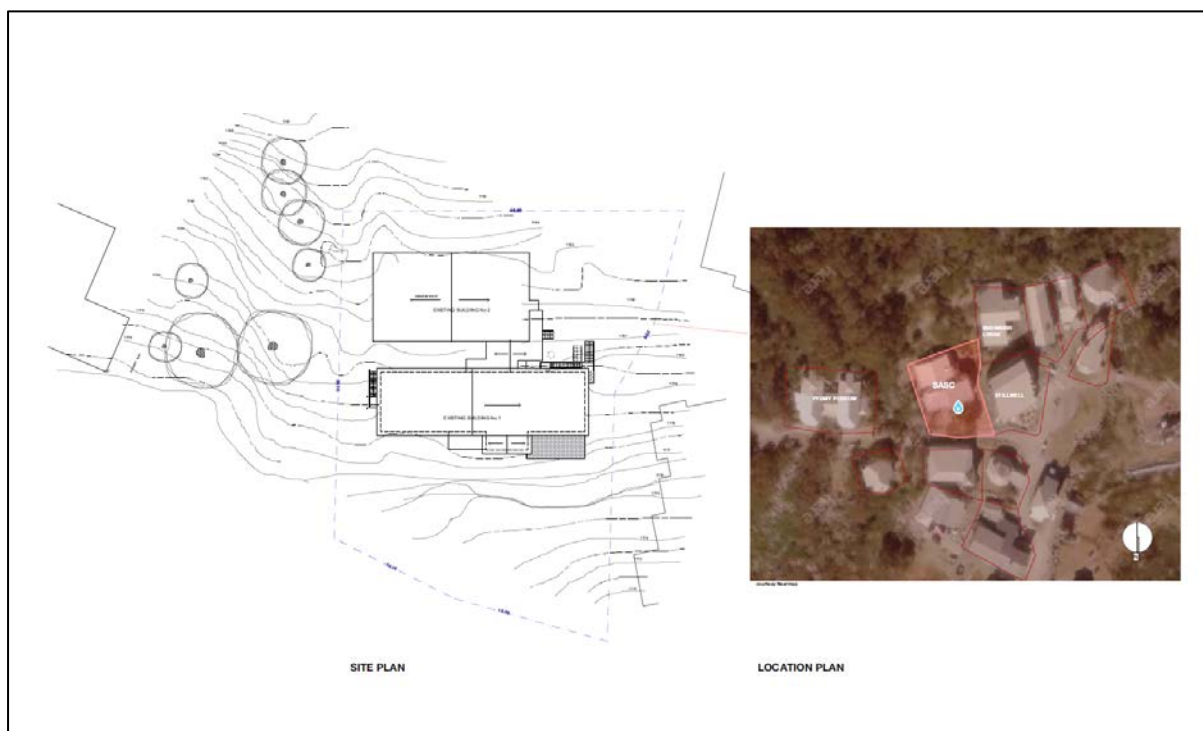
0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

As a result, the proposed repairs and improvements to the existing tourist accommodation lodge acknowledges the environmental and cultural significance of the area and has proposed a thoughtful and considered design to improve the amenities of the existing lodge. Through provision of more modern amenities, it improves the long-term resilience of the lodge and capacity for providing accommodation to guests while maintaining the environmental values of the Kosciuszko National Park.

FIGURE 3 AERIAL VIEW OF SITE



FIGURE 4 PROPOSED SITE PLAN



2.2 Site Contours

Landfall is generally consistent across the site and surrounding immediate area sloping south to north.

Replacement of the external fire stairs will involve minor earthworks for new footings. A geotechnical assessment was conducted by Douglas Partners and concluded that:

“It is concluded that the proposed development will have negligible geotechnical impact on site conditions from a stability perspective with the following recommendations with regards to foundation design:

- all new footings associated with the proposed stairs must be transferred through any filling, topsoils and wet soil to within suitable natural soils (at least stiff/medium dense) or weathered rock. A minimum socket of 0.5 m into the suitable natural soil/rock is suggested.*
- the base of the footing excavations should be inspected by a suitably qualified engineer to confirm that a suitable bearing stratum has been reached.*
- minimal excavation is envisaged however the removal of some fill including granite boulders may need to be considered if encountered during the works.*
- As observed during the site inspection and the drilling of the boreholes, groundwater seepages can be present in the upper soil layers and in the underlying weathered rock or at the soil rock interface. It is recommended that allowance for form tube be made to line the outside of the pier holes to minimise groundwater seepages or collapse of the sidewalls of the footings should groundwater seepages or soft/loose soil be encountered.*
- It is also suggested that a more formalised subsoil drain to say 0.6 – 0.8 m depth should be constructed upslope around the eastern side of the lodge to act as a cut-off and reduce groundwater seepages and flows reaching the lodge structure and impacting the proposed works.*

On the basis that the above provisions are satisfactorily complied with, it is considered that the stair replacements can be completed under a Form 4 “Minimal Impact Certification”. A signed copy of a Form 4 statement is attached to this report.”

In response to the point *“minimal excavation is envisaged however the removal of some fill including granite boulders may need to be considered if encountered during the works”* within the geotechnical report: granite boulders were not previously encountered when digging the existing footings. However, it is important to note that granite boulders are present in the region and could be encountered. If granite boulders are encountered, further geotechnical advice will be required and will be assessed if encountered during the construction certificate.

In response to: *“It is also suggested that a more formalised subsoil drain to say 0.6 – 0.8 m depth should be constructed upslope around the eastern side of the lodge to act as a cut-off and reduce groundwater seepages and flows reaching the lodge structure and impacting the proposed works”* it is proposed that the sub soil drain will be extended further west and around the north-west corner of building 2 and will be constructed to engineers details. Please refer to drawing 602.A.03 within the updated plan set, which demonstrates the location of the subsoil drain on the site. The proposed extension of the sub soil drain will not be occurring in areas mapped as High Biodiversity Values, and no tree or rock outcrop removal will be required for the extension of the drain. Refer to engineer's drawings/detail uploaded as part of this application.

See Geotechnical Assessment and Form 4 provided.

2.3 Site Photos

Photo 1



Photo 2



Photo 4



Photo 6



Photo 3



Photo 5



Photo 7



3.0 Project

The project for which this Statement applies is for external alterations and repairs to an existing ski lodge. Southern Alps Ski Club is located at 4 Spencers Creek Road, Charlotte Pass within Kosciuszko National Park, NSW. The site is legally described as Lot 107 DP1242013.

The proposal aims to seek approval for the following upgrade works:

Building 1 Works

- Install new insulation and sarking to underside of roof on Eastern slope (where access is available).
- Install tie down rods (F) to structural engineers' details and install new roof sheeting over 'quiet room'.
- Balcony (first floor): Remove existing tiling and substrate, and install new fc sheeting, waterproof membrane, mortar bed and tiles. + New steel handrail fixed to steel flat plate to perimeter of balcony. + Replace existing timber door with new aluminium glazed door.
- New steel columns in existing walls (to structural engineers' details).
- Windows to beds 1, 4, 5 and 8 to be removed and filled in.
- New self-closing fire exit glazed door to fire stairs 1, 2, 3 (first level) and 3 (ground level).
- Fire Stair 3: Remove existing fire stairs and adjoining steps, to be replaced with new steel stairs with steel stringer fixed to side walls, new steel handrail and steel support column.
- Fire Stair 1: Remove stairs to allow for the installation on new metal cladding, stairs will be reinstalled with new extended landing and handrail.
- Balcony (Ground Level): Replace existing roof and timber framing above. Remove railing and replace with new steel railing. Remove existing tiling and replace; install new waterproof membranes.
- Removal of deteriorated timber cladding to be replaced with new metal cladding.

Building 2 Works

- Replace damaged timber cladding over window, install new sarking, flashing and new hood over window oFW/29.
- Replace damaged timber cladding over windows, install new sarking, flashing and new steel hoods over windows eFW/24-28. (Also adding insulated panels behind the metal cladding).
- Repaint existing cladding.
- Install new metal cladding on lower portion of the building.
- Roof replacement between Building 1 and Building 2 (metal deck), which will include a change to the roof alignment over entryway to avoid step down.
- New cladding to connecting area and around Kitchen and Storerooms.

It is important to note, that there will be no changes to the existing building footprint from the proposed works.

FIGURE 5 3D CONCEPT

The proposed metal cladding for the lodge is a mix of wide pan metal deck cladding and custom orb with slight colour variance between the profiles. The darker large pan cladding is to be used at the lower level of the building with the lighter, smaller custom orb at the top of the building. This is to help modulate the building which in turn will assist in breaking up the scale and bulk of the building.

The proposed metal cladding will provide a more sustainable external cladding, which will secure the long-term resilience of the lodge. The new metal cladding will provide all weather protection and improve the thermal regulation of the lodge with new insulation proposed, whilst also protecting any internal structural timber from the damp.

Several lodges within Charlotte Pass and Perisher Snow Resort have used custom orb cladding to improve the amenity and exterior of the lodge. Steel cladding also provides greater bushfire protection to occupants. The use of stone and steel cladding creates an aesthetically pleasing façade that complements the built environment and upgrades of lodges throughout the Kosciuszko National Park.

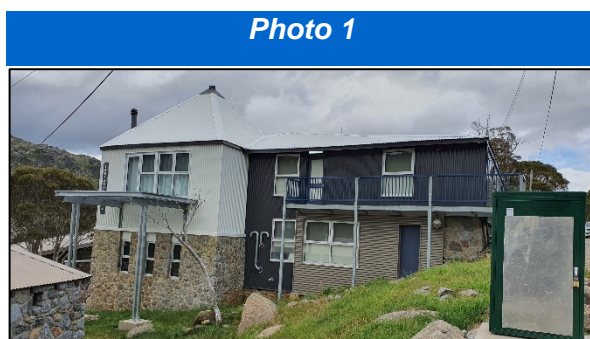
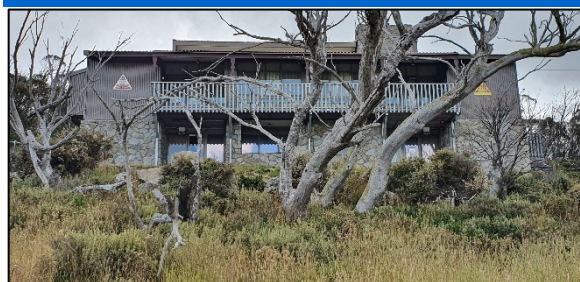
FIGURE 6 EXAMPLES OF CUSTOM ORB CLADDING IN THE RESORTS***Jerrabomberra, Charlotte Pass******Lucy Lodge, Charlotte Pass***

Photo 3**Merriment Ski Lodge, Perisher Valley****Photo 4****Southern Cross Alpine Lodge, Smiggin Holes****Photo 5****Smugglers Lodge, Smiggin Holes****Photo 6****Apex Chalet, Smiggin Holes**

The replacement (like-for-like) windows and glazed doors will be double glazed to improve energy efficiency as well as enhance bushfire protection with the new windows to comply as per the recommendations outlined by the RFS, and in accordance with AS 3959. The new fire stairs will improve occupant safety and will be completed in compliance with the relevant clauses of the NCC/BCA for fire exists and paths of travel.

Repairs and replacement of roofing will improve the structural integrity of the lodge with the weather damaged ends of roof joists proposed to be repaired to protect from any further damage. Further repairs to the roof including tie downs are proposed prior to installing the new replacement roof sheeting which will improve the long-term resilience of the lodge and ensure the building is appropriately watertight. The new roof sheeting over the quiet room will match the proposed new roofing with the same materials proposed and will add to the variation of the façade of the existing lodge.

To improve user safety, it is also proposed to repair damaged slab of the balcony over entry. Once the repairs are completed the balcony will be re-tiled and a new handrail will be installed to meet the requirements of the NCC/BCA. The new handrail will comply with requirements for balustrades but will also use the same colours of the proposed new exterior wall cladding and window frames to create an aesthetically pleasing façade to the lodge with the new handrail blending seamlessly into the design.

The proposed new external features of the lodge offer an articulated façade with a mix of materials and natural tones with the proposed new works will complement the existing materials and landscape of the snow resorts. This allows Southern Alps Ski Club to not only blend into the area but also complement the existing landscapes and development found within the Kosciuszko National Park.

Overall, the proposed development is deemed to be of positive influence on Charlotte Pass Snow Resort by offering upgraded modern amenities for guests. The improvements will provide greater bushfire protection for guests with the upgrade to the windows and external cladding while providing a modern appearance to complement the built and natural environment. Likewise, the improvements will enhance the safety of occupants to provide a safe recreation environment to visitors enhancing their experience of Kosciuszko National Park.

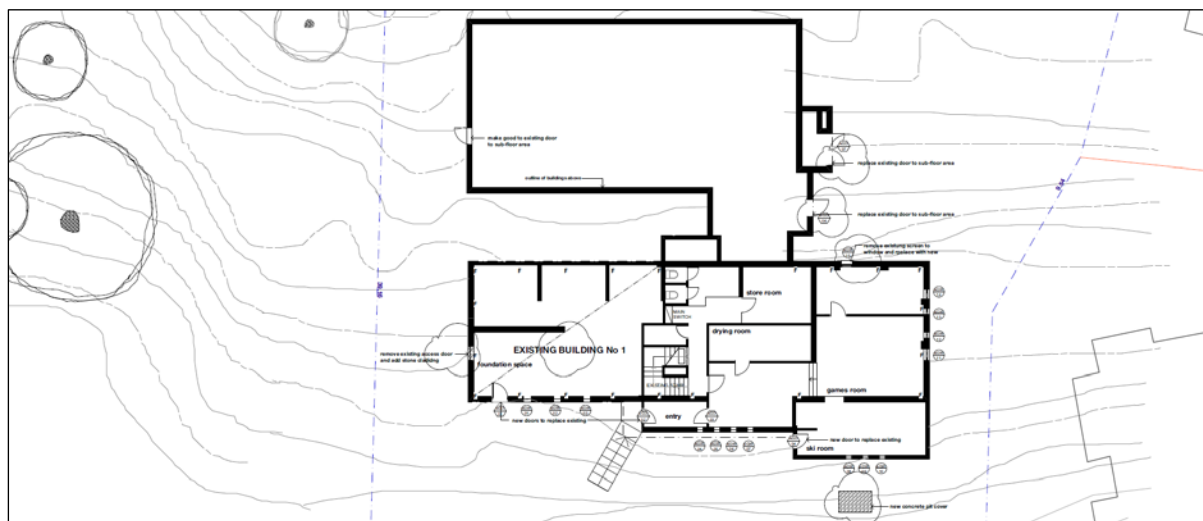


FIGURE 8 FIRST FLOOR PLAN

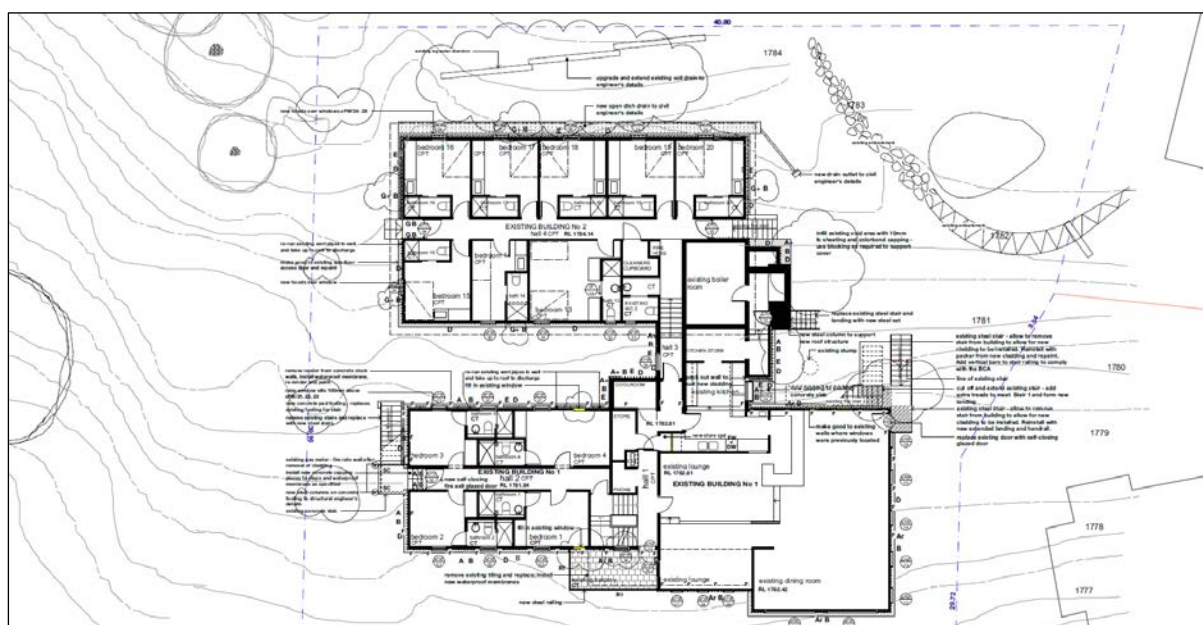


FIGURE 9 SECOND FLOOR PLAN

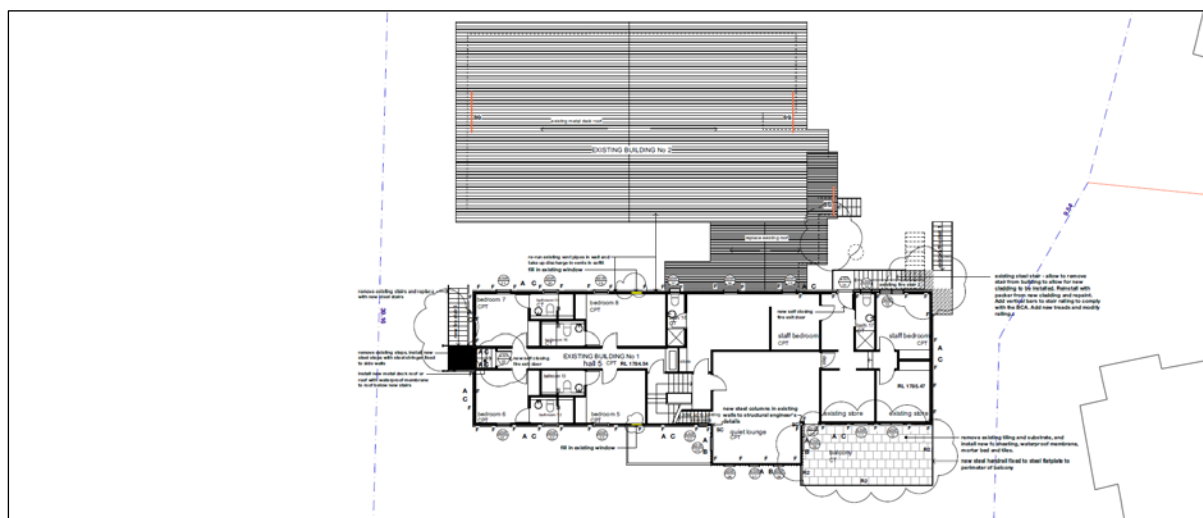


FIGURE 10 ROOF PLAN

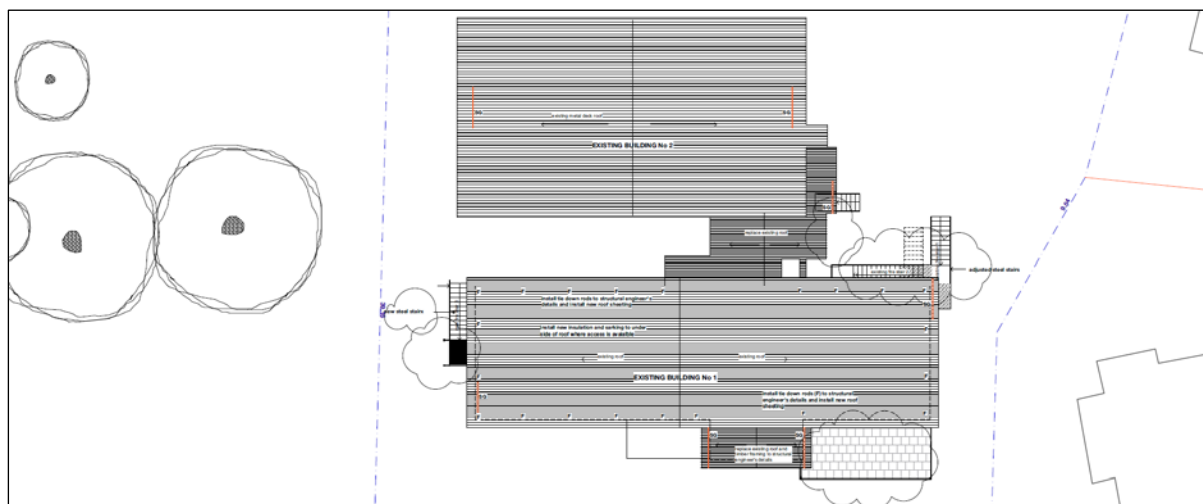
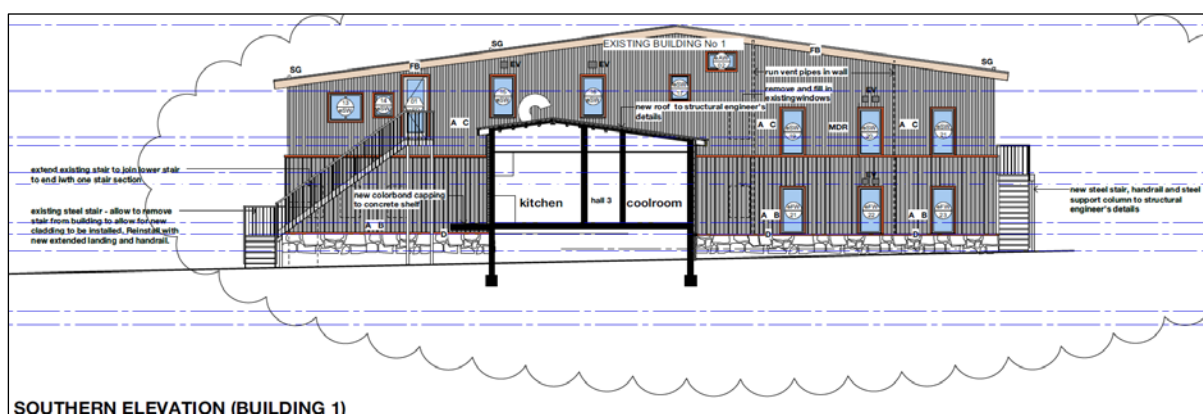
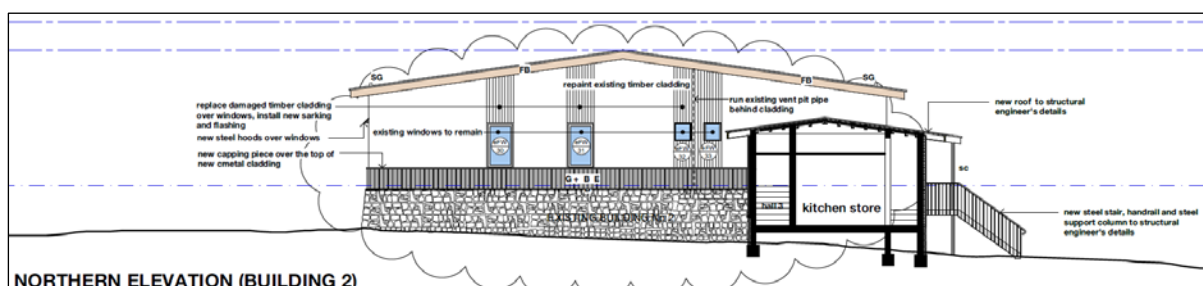
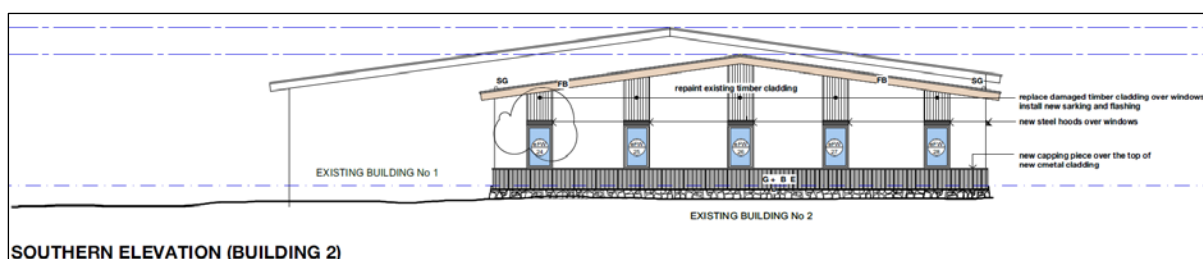
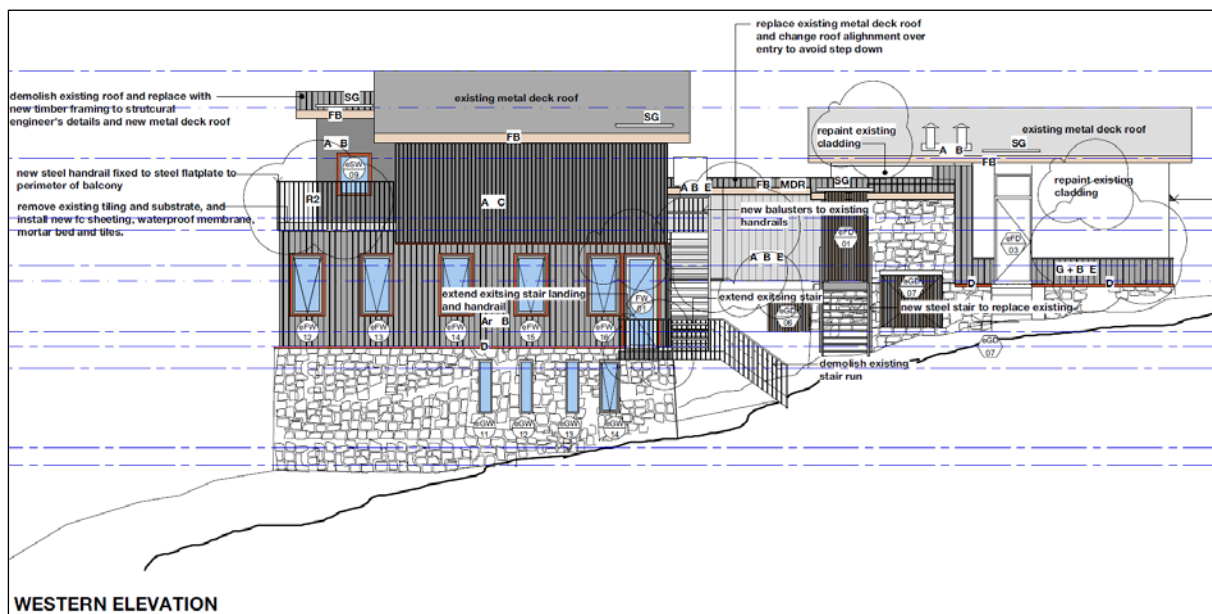
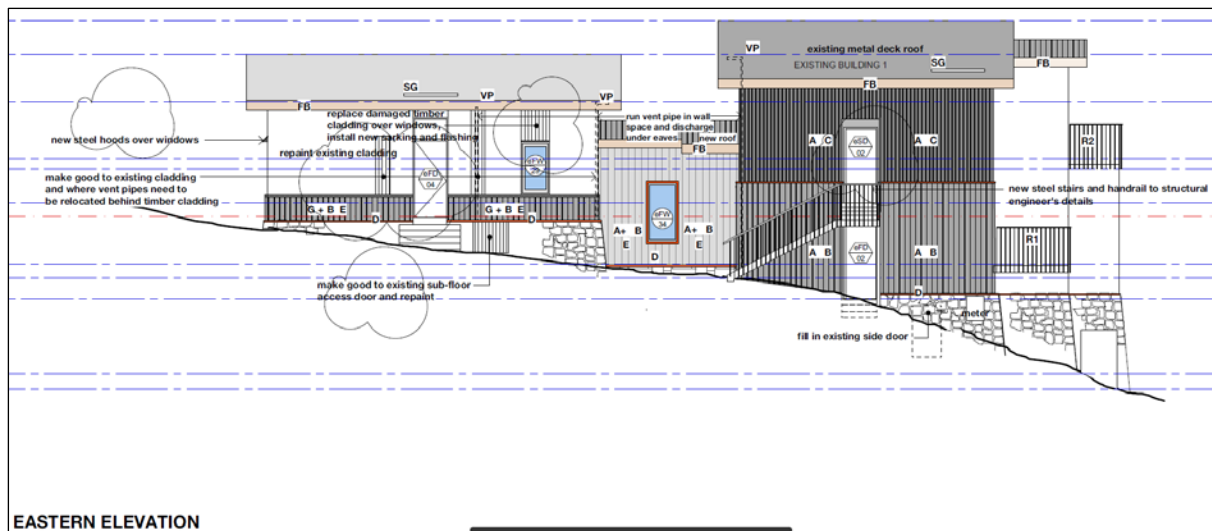
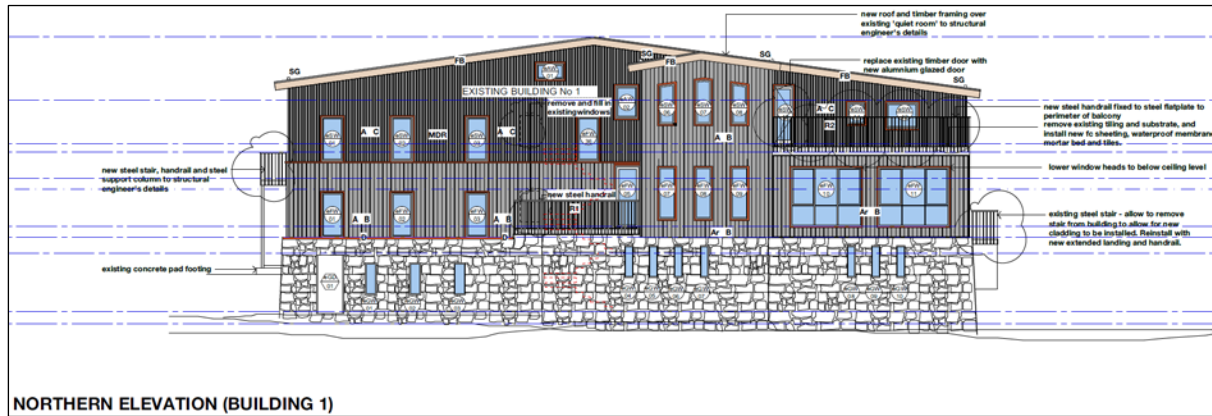


FIGURE 11 ELEVATIONS





4.0 Table 1—General Information

Project description

The project for which this Statement applies is for external alterations and repairs for an existing tourist accommodation lodge within Charlotte Pass.

The proposal aims to seek approval for the following upgrade works:

Building 1 Works

- Install new insulation and sarking to underside of roof on Eastern slope (where access is available).
- Install tie down rods (F) to structural engineers' details and install new roof sheeting over 'quiet room'.
- Balcony (first floor): Remove existing tiling and substrate, and install new fc sheeting, waterproof membrane, mortar bed and tiles. + New steel handrail fixed to steel flat plate to perimeter of balcony. + Replace existing timber door with new aluminium glazed door.
- New steel columns in existing walls (to structural engineers' details).
- Windows to beds 1, 4, 5 and 8 to be removed and filled in.
- New self-closing fire exit glazed door to fire stairs 1, 2, 3 (first level) and 3 (ground level).
- Fire Stair 3: Remove existing fire stairs and adjoining steps, to be replaced with new steel stairs with steel stringer fixed to side walls, new steel handrail and steel support column.
- Fire Stair 1: Remove stairs to allow for the installation on new metal cladding, stairs will be reinstalled with new extended landing and handrail.
- Balcony (Ground Level): Replace existing roof and timber framing above. Remove railing and replace with new steel railing. Remove existing tiling and replace; install new waterproof membranes.
- Removal of deteriorated timber cladding to be replaced with new metal cladding.

Building 2 Works

- Replace damaged timber cladding over window, install new sarking, flashing and new hood over window oFW/29.
- Replace damaged timber cladding over windows, install new sarking, flashing and new steel hoods over windows eFW/24-28. (Also adding insulated panels behind the metal cladding).
- Repaint existing cladding.
- Install new metal cladding on lower portion of the building.
- Roof replacement between Building 1 and Building 2 (metal deck), which will include a change to the roof alignment over entryway to avoid step down.
- New cladding to connecting area and around Kitchen and Storerooms.

It is important to note, that there will be no changes to the existing building footprint from the proposed works.

Site suitability

The site is suitable for the proposed development.

<ul style="list-style-type: none"> • site constraints such as flooding, slope, geotechnical hazards, bushfire and any other risks 	<p>Identified as bushfire prone land. See Bushfire Hazard Assessment Report provided with application.</p> <p>See geotechnical assessment report attached.</p>
<ul style="list-style-type: none"> • effects on the local environment, landscape, streetscape, appearance or scenic quality of the locality 	<p>The building offers typical alpine style architecture which is consistent with the surrounding development and existing buildings</p>

	<p>of Charlotte Pass. Proposed external alterations will retain the existing stone cladding and will replace the deteriorated timber cladding with colorbond steel cladding, which has been used for other lodge upgrades to enhance bushfire protection. The new cladding will also provide all-weather protection while protecting from damp. Several lodges within Charlotte Pass and Perisher Snow Resort have used colorbond cladding to improve the amenity and exterior of the lodges. The use of stone and steel cladding creates an aesthetically pleasing façade that complements the built environment and upgrades of other lodges throughout the Kosciuszko National Park.</p>
<ul style="list-style-type: none"> biological and ecological impacts including the impacts on fauna and flora 	<p>No vegetation removal proposed.</p> <p>Subject lot not identified as an area with high biodiversity values. See Biodiversity & Aboriginal Heritage Assessment provided.</p>
<ul style="list-style-type: none"> impacts on existing and future amenity of the locality 	<p>The upgrades are deemed to be of positive influence on both the existing building as well as Charlotte Pass by offering more modern accommodation for the tourism service industry and a safer environment for guests.</p>
<ul style="list-style-type: none"> the age and condition of any structures or buildings. 	<p>The outer edges of the concrete slab of the lower balcony are deteriorating and it is proposed as part of this application to repair these areas.</p> <p>Likewise, the fire stairs to the east of the lodge are also in a deteriorated condition and it is proposed to replace the existing timber stairs with a steel stairway module.</p> <p>The external cladding and roofing need to be replaced to improve the weatherproofing and insulation of the existing lodge, hence the replacement cladding and roofing is proposed.</p> <p>Non-weathertight doors are proposed to be replaced and the windows are proposed to be replaced to improve the insulation and bushfire protection.</p> <p>The internal areas of the lodge are in sound condition and there are no known structural issues.</p>
Present and previous uses	
<p>Southern Alps Ski Club offers holiday accommodation to its members which is consistent with its use since construction.</p> <p>No known contaminating activities have been undertaken on site</p>	
Operational details	
No proposed changes to operation of the Lodge proposed.	

Change of use of a building (where there is no building work)
Not applicable.
Building classification and Building Code of Australia (BCA)
Southern Alps Ski Club is classified as 3 – Accommodation No changes to existing fire safety measures or performance solutions are proposed.
Snow Deposition
Repairs and replacement of roofing will improve the structural integrity of the lodge with the weather damaged ends of roof joists proposed to be repaired to protect from any further damage. Further repairs to the roof including tie downs are proposed prior to installing the new replacement roof sheeting which will improve the long-term resilience of the lodge and ensure the building is appropriately watertight.
Geotechnical Engineering Summary
<p>Replacement of the external fire stairs will involve minor earthworks for new footings. A geotechnical assessment was conducted by Douglas Partners and concluded that:</p> <p><i>“It is concluded that the proposed development will have negligible geotechnical impact on site conditions from a stability perspective with the following recommendations with regards to foundation design:</i></p> <ul style="list-style-type: none"> <i>all new footings associated with the proposed stairs must be transferred through any filling, topsoils and wet soil to within suitable natural soils (at least stiff/medium dense) or weathered rock. A minimum socket of 0.5 m into the suitable natural soil/rock is suggested.</i> <i>the base of the footing excavations should be inspected by a suitably qualified engineer to confirm that a suitable bearing stratum has been reached.</i> <i>minimal excavation is envisaged however the removal of some fill including granite boulders may need to be considered if encountered during the works.</i> <i>As observed during the site inspection and the drilling of the boreholes, groundwater seepages can be present in the upper soil layers and in the underlying weathered rock or at the soil rock interface. It is recommended that allowance for form tube be made to line the outside of the pier holes to minimise groundwater seepages or collapse of the sidewalls of the footings should groundwater seepages or soft/loose soil be encountered.</i> <i>It is also suggested that a more formalised subsoil drain to say 0.6 – 0.8 m depth should be constructed upslope around the eastern side of the lodge to act as a cut-off and reduce groundwater seepages and flows reaching the lodge structure and impacting the proposed works.</i> <p><i>On the basis that the above provisions are satisfactorily complied with, it is considered that the stair replacements can be completed under a Form 4 “Minimal Impact Certification”. A signed copy of a Form 4 statement is attached to this report.”</i></p> <p>See Geotechnical Assessment and Form 4 provided.</p>
Structural Engineering Details
No structural modifications proposed.
Social and economic impact
The proposed project is not expected to generate any negative social or economic issues. Instead, the proposed alterations and improvements have been designed to minimise any amenity impacts on the neighbouring properties. The upgrades will provide a safer environment for guests as well as protecting the long-term operations of the lodge.
Access and traffic
<p>No changes to existing access proposed as part of this application.</p> <p>No major increases in traffic will occur due to the proposed development as the lodge is occupied during the winter season when Charlotte Pass is access via over snow vehicles.</p>

Privacy, views and overshadowing
There will be no privacy, views or overshadowing issues created by the proposed works with no change to existing window location and views proposed. The considerate design will allow the building to complement the natural environment and will create variety and visual interest.
Air and noise
<p>No air and noise pollution will be created by the proposed alterations and continued use of the Lodge.</p> <p>Works will be primarily external works and will create noise disturbance, however, will be completed during allowed construction hours between October and May when Charlotte Pass is not fully occupied and hence will not impact adjoining properties.</p> <p>As noise is not a major issue, a report from qualified acoustic consultant will not be required.</p>
Soil, water and wastewater management
No changes water and wastewater management proposed. There are also no critical areas of habitat found on site.
Heritage
Southern Alps Ski Club is not identified as having heritage values. Therefore, a heritage impact statement is not required.
Aboriginal Cultural Heritage
<p>There are no confirmed site records or any other associated landscape feature information from an AHIMS search. There are no oral, historical or archaeological evidence to suggest that burials or places of spiritual, ceremonial or social significance occurred with the resort are.</p> <p>As a result, the General Due Diligence Assessment showed that AHIP application is not necessary. The proposed works should be able proceed with caution and if any objects are to be found works will be stopped and appropriate authorities will be notified.</p> <p>See Biodiversity & Aboriginal Heritage Assessment provided by Accent Town Planning for further information.</p>
Vegetation Removal
No clearing is required for the proposed works. An APZ plan was established in 2020 and approved by NPWS and is to be maintained in perpetuity. Any future clearing to maintain the APZ area is to be done so in consultation with NPWS.
Energy
See Section J report provided.
Waste
No changes proposed to existing waste management procedures.
Demolition
<p>Demolition works are proposed for the replacement stairway, removal of non-weathertight doors, external cladding and replacement of the windows.</p> <p>Construction waste will be put in skip bin, location shown on SEMP, and will be removed from Kosciuszko National Park and disposed of accordingly.</p>
Termite Protection
Proposed external changes are of steel construction.

The proposed upgrades to Southern Alps Ski Club will provide modern amenities for guests and provide a higher standard of accommodation, consistent with the purpose of the Regional Plan which provides a framework to provide infrastructure and development to strengthen the long-term resilience of the Southeast and Tableland region.

As a result, the proposed improvements are consistent with the Regional Plan as they acknowledge the environmental and cultural significance of the area and has considered the development to have the least impact possible while promoting the area for tourism and improve the long-term resilience of Kosciuszko National Park.

The proposal is for alterations to an existing tourist accommodation building which is a permissible use under Section 4 of the Precincts – Regional SEPP. As seen below ‘tourist accommodation’ is permissible with consent within Charlotte Pass Snow Resort.

Any development not otherwise specified in item 1 or 2.

There are no changes to the existing building footprint or location proposed as part of the improvements to Southern Alps Ski Club. The proposed development is to enhance the amenity of the existing tourist accommodation lodge to provide guests with a safer and more modern experience when visiting Charlotte Pass Snow Resort and Kosciuszko National Park.

Proposed external alterations will retain the existing stone cladding and will replace the deteriorated timber cladding with colorbond steel cladding. The new cladding will also provide all-weather protection while protecting from damp. Several lodges within Charlotte Pass and Perisher Snow Resort have used colorbond cladding to improve the amenity and exterior of the lodges. The use of stone and steel cladding creates an aesthetically pleasing façade that complements the built environment and upgrades of other lodges throughout the Kosciuszko National Park.

Minimal ground disturbance will be incurred by the proposed works. However, works will be within existing building footprint and there will be minimal impacts to the natural environment. No vegetation is proposed to be cleared as shown on the site plan and an APZ plan is being established in consultation with NSW Rural Fire Service and National Parks and Wildlife Service.

Replacement of the external fire stairs will involve minor earthworks for new footings. A geotechnical assessment was conducted by Douglas Partners and concluded that:

“...the proposed development will have negligible geotechnical impact on site conditions from a stability perspective with the following recommendations with regards to foundation design:

- all new footings associated with the proposed stairs must be transferred through any filling, topsoils and wet soil to within suitable natural soils (at least stiff/medium dense) or weathered rock. A minimum socket of 0.5 m into the suitable natural soil/rock is suggested.*
- the base of the footing excavations should be inspected by a suitably qualified engineer to confirm that a suitable bearing stratum has been reached.*
- minimal excavation is envisaged however the removal of some fill including granite boulders may need to be considered.*
- As observed during the site inspection and the drilling of the boreholes, groundwater seepages can be present in the upper soil layers and in the underlying weathered rock or at the soil rock interface. It is recommended that allowance for form tube be made to line the outside of the pier holes to minimise groundwater seepages or collapse of the sidewalls of the footings should groundwater seepages or soft/loose soil be encountered.*
- It is also suggested that a more formalised subsoil drain to say 0.6 – 0.8 m depth should be constructed upslope around the eastern side of the lodge to act as a cut-off and reduce groundwater seepages and flows reaching the lodge structure and impacting the proposed works.*

On the basis that the above provisions are satisfactorily complied with, it is considered that the stair replacements can be completed under a Form 4 “Minimal Impact Certification”.

See Geotechnical Assessment and Form 4 provided.

There are no recorded or known site or artefacts found within proximity of the existing lodge. With minimal groundworks confined to the existing building footprint the potential of Aboriginal artefacts being found to be very low.

As a result, the proposed site selection has made every effort to ensure protection of the unique environmental and cultural elements of the Kosciuszko National Park through an environmentally sustainable and thoughtful development. The improvements to Southern Alps Ski Club will benefit the recreational area and provide a higher quality of accommodation and bushfire protection with new windows (like-for-like) to BAL29 while protecting the diverse cultural and environmental values of Kosciuszko National Park.

5.2.1 Matters to be Considered by Consent Authority (Precincts - Regional SEPP)

(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,	No negative impacts on the built and natural environment under this proposal.
(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),	Replacement of the external fire stairs will involve minor earthworks and a geotechnical assessment conducted by Douglas Partners and concluded that “...the proposed development will have negligible geotechnical impact on site conditions from a stability perspective.” See Geotechnical Assessment and Form 4 provided.
(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:	Bushfire Hazard Assessment provided. Flooding is not applicable.
(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development,	Proposed alterations to the existing tourist accommodation lodge are within the existing building footprint of the lodge and is deemed to be satisfactory.
(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,	No changes to existing access to the lodge proposed as part of this application.
(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,	No change to water supply proposed.
(iv) the capacity of any existing water supply to cater for peak loads generated by the development,	No extra waste will be generated from the improvements. Due to this existing waste management is to be maintained. Construction waste will be dealt with accordingly.
(d) any statement of environmental effects required to accompany the development application for the development,	No change to water supply proposed. Bathroom refurbishments to retain existing layout and will not increase current loads of the lodge.
(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,	SEE provided. The proposed improvements will retain the character of the existing lodge which complements the built environment of resort while providing improved amenities to guests of the lodge. Proposed external alterations will retain the existing stone cladding and will replace the deteriorated timber cladding with colorbond steel cladding, which has been used for other lodge upgrades to enhance bushfire protection. The new cladding will provide all-weather

<p>(f) the <i>Geotechnical Policy—Kosciuszko Alpine Resorts</i> (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>(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>(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,</p> <p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range</p> <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</p> <p>(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:</p> <p>(i) the capacity of existing infrastructure facilities, and</p> <p>(ii) any adverse impact of the development on access to, from or in the alpine resort,</p> <p>(l) if the development is proposed to be carried out in Perisher Range Alpine Resort—</p> <p>i. the document entitled <i>Perisher Range Resorts Master Plan</i>, as current at the</p>	<p>protection while protecting from damp. Several lodges within Charlotte Pass and Perisher Snow Resort have used colorbond cladding to improve the amenity and exterior of the lodges. The use of stone and steel cladding creates an aesthetically pleasing façade that complements the built environment and upgrades of other lodges throughout the Kosciuszko National Park.</p> <p>Replacement of the external fire stairs will involve minor earthworks and a geotechnical assessment conducted by Douglas Partners and concluded that “...<i>the proposed development will have negligible geotechnical impact on site conditions from a stability perspective.</i>” See Geotechnical Assessment and Form 4 provided.</p> <p>No change to existing stormwater drainage proposed. Proposed alterations will not alter the existing stormwater infrastructure.</p> <p>Proposed alterations will not be a visible change from the Main Range and is not located within an area identified as having exceptional natural and cultural significance. The proposed resort improvements have been designed to complement the existing building, natural area and built environment of Charlotte Pass.</p> <p>Summer operations are for maintenance of the lodge only.</p> <p>Not applicable.</p> <p>Not applicable.</p>
---	--

<p>commencement of this Policy, that is deposited in the head office of the Department, and</p> <p>ii. the document entitled <i>Perisher Blue Ski Resort Ski Slope Master Plan</i>, as current at the commencement of this Policy, that is deposited in the head office of the Department,</p> <p>(m) if the development is proposed to be carried out on land in a riparian corridor—</p> <p>i. the long term management goals for riparian land, and</p> <p>ii. whether measures should be adopted in the carrying out of the development to assist in meeting those goals.</p>	<p>Existing lodge and the proposed alterations are not located within a riparian corridor.</p>
(2) The long term management goals for riparian land are as follows—	
<p>(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,</p> <p>(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,</p> <p>(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.</p>	<p>Existing lodge and the proposed alterations are not located within a riparian corridor.</p>

5.2.2 Additional matters to be considered for buildings (Clause 15)

<p>(1) Building height</p> <p>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—</p>	
<p>(a) has an impact on the privacy of occupiers and users of other land, and</p>	<p>Proposed replacement of windows will remain the same size in the same locations. Due to this no changes to privacy of occupiers and adjoining lodges will result from the proposed development.</p>
<p>(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and</p>	<p>No solar impact in relation to overshadowing from the proposed works as no change to building shape, height or footprint.</p>

(c) has an impact on views from other land, and	Proposed improvements will not have any impact on neighbouring lodges.
(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and	Not applicable.
(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	Not applicable.
(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	Not applicable.
(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.	Not applicable.

(2) - Building Setback

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	No changes to existing configuration and open spaces provided by the lodge. No internal alterations proposed.
(b) assists in achieving high quality landscaping between the building and other buildings, and	No changes to existing landscaping proposed.
(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and	Provides much needed improvements to provide guests with modern and safe accommodation. Alterations will have no impact on view corridors or public domain.
(d) is adequate for the purposes of fire safety, and	No changes to existing fire safety provisions proposed.
(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and	No changes to existing access to the tourist accommodation lodge proposed.
(f) will facilitate the management of accumulated snow.	No change to roof pitch or design.

(3) Landscaped Area

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	No vegetation is proposed to be removed as part of this application. Future clearing to maintain APZ in perpetuity to be in consultation with NPWS.
(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and	No changes to existing open space provisions proposed. Improvements will provide more modern amenities for guests and promote commercial use of the resort.
(c) to limit the apparent mass and bulk of the building, and	No change to existing building footprint, bulk and mass.
(d) as an amenity protection buffer between the proposed building and other buildings,	No changes proposed.
(e) as a means of reducing run-off, and	No changes proposed.
(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.	No significant existing site features identified on site.

5.3 Other approvals Rural Fires Act 1997

The existing lodge is identified as being on bushfire prone land, an approval is required from the NSW Rural Fire Service (RFS) under Section 100B of the Rural Fires Act 1997 in the form of a Bushfire Safety Authority. An APZ plan will be established in consultation with NSW Rural Fire Service and National Parks and Wildlife Services to maintain the vegetation within the leasehold area in perpetuity to allow for the recommendations outlined in the bushfire hazard assessment provided.

5.4 Environmental Planning and Assessment Act 1979 (203)**5.4.1 Objects of the EP&A Act**

The proposed improvements are consistent with the definition of ecologically sustainable developments (ESD) as the staff accommodation dwellings have regard to the ESD principles in accordance with the objects of the EP&A Act.

See consideration of the objectives in Section 1.3 of the EP&A Act below:

Object of the EP&A Act	Consideration
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources	Proposed improvements will have a positive social and economic welfare on the region by providing modern tourist accommodation for visitors to Charlotte Pass with the proposed works to enhance the protection of occupants. The replacement (like-for-like) windows and glazed doors will be double glazed to improve energy efficiency as well as enhance bushfire protection with the new windows to comply as per the recommendations outlined by the RFS,

	<p>and in accordance with AS 3959. Any new windows (not replacements) that create a new opening, will be required to comply to the BAL for that elevation.</p> <p>Upgrade of windows to double glazed windows will improve the energy efficiency of the lodge as well as enhance bushfire protection.</p> <p>Therefore, the improvements will encourage use of the recreation area and create a safe environment for visitors while protecting the natural environmental values of the resort.</p>
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment	<p>No change to the existing building footprint proposed. Thoughtful planning and design to complement the existing external features of the lodge and built environment of the resort will have positive economic and social impacts as well as minimal impact on the environment. New airtight cladding, doors and double-glazed windows will improve the thermal regulation of the building which will reduce energy consumption.</p> <p>Proposed external alterations will retain the existing stone cladding and will replace the deteriorated timber cladding with colorbond steel cladding, which has been used for other lodge upgrades to enhance bushfire protection. The new cladding will also provide all-weather protection while protecting from damp. Several lodges within Charlotte Pass and Perisher Snow Resort have used colorbond cladding to improve the amenity and exterior of the lodges. The use of stone and steel cladding creates an aesthetically pleasing façade that complements the built environment and upgrades of other lodges throughout the Kosciuszko National Park.</p>
(c) to promote the orderly and economic use and development of land	The proposed improvements to existing tourist accommodation building will promote an orderly and economic use of the site.
(d) to promote the delivery and maintenance of affordable housing	Not applicable.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats	No predicted impacts to the environment from the proposed development have been found. Hence is considered as ecologically sustainable development. See assessment provided.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	The proposed works will not impact upon cultural heritage including Aboriginal cultural heritage. See assessment provided.

(g) to promote good design and amenity of the built environment	Proposed external alterations will retain the existing stone cladding and will replace the deteriorated timber cladding with colorbond steel cladding, which has been used for other lodge upgrades to enhance bushfire protection. The new cladding will also provide all-weather protection while protecting from damp. Several lodges within Charlotte Pass and Perisher Snow Resort have used colorbond cladding to improve the amenity and exterior of the lodges. The use of stone and steel cladding creates an aesthetically pleasing façade that complements the built environment and upgrades of other lodges throughout the Kosciuszko National Park.
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants	<p>The replacement (like-for-like) windows and glazed doors will be double glazed to improve energy efficiency as well as enhance bushfire protection with the new windows to comply as per the recommendations outlined by the RFS, and in accordance with AS 3959. Any new windows (not replacements) that create a new opening, will be required to comply to the BAL for that elevation.</p> <p>Upgrade of windows to double glazed windows will improve the energy efficiency of the lodge as well as enhance bushfire protection.</p>
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State	Integrated development application with NPWS and NSW Rural Fire Service.
(j) to provide increased opportunity for community participation in environmental planning and assessment.	<p>Development application to be place on Department's website.</p> <p>Community participation is encouraged through the exhibition process under <i>The Community Participation Plan</i> set out by the NSW Government.</p>

5.4.2 Biodiversity Conservation Act 2016

Section 1.7 of the EP&A Act requires the application of the Biodiversity Conservation Act 2016 (BC Act) in connection with the terrestrial environment.

It is vital that all development and clearing follows the Biodiversity Offsets Scheme which has been created to avoid, minimise, and offset impacts on biodiversity.

No vegetation clearing is proposed as part of this application, nor to establish APZ. Proposed clearing is below the clearing threshold and the site is not located within an area identified with high biodiversity values on the BVM. The proposal will not have a significant effect on threatened species or ecological communities and is not declared as an area of outstanding biodiversity value within Kosciuszko National Park. As a result, biodiversity offsets do not apply as part of this application.

See Biodiversity and Aboriginal Heritage assessment provided for full assessment of the four triggers of the Biodiversity Offsets Scheme.

5.5.3 Considerations under section 4.15 of the EP&A Act

In determining a development application, a consent authority must take into consideration the matters referred to in Clause 4.15 (1) of the EP&A Act as are of relevance to the development:

4.15 – 1 (a) (i) the provisions of an environmental planning instrument

The applicable environmental planning instrument is State Environmental Planning Policy (Precincts – Regional) 2021.

4.15 – 1 (a) (ii) the provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)

None are applicable to the proposal.

4.15 – 1 (a) (iii) the provisions of any development control plan

None are applicable to the proposal.

4.15 – 1 (a) (iiia) the provisions of any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

None are applicable to the proposal.

4.15 – 1 (a) (iv) the provisions of any Regulations (to the extent that they prescribe matters for the purposes of this paragraph)

Clause 92 —The subject site is not within the coastal zone. No demolition works proposed.

4.15 – 1 (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Natural Environment: Impacts on the natural environment will be minimal, with the no vegetation removal proposed. Likewise, there is no increase in the existing building footprint proposed with external works confined to replacement of existing building structures only.

Built Environment: The proposed external alterations will retain the existing stone cladding and will replace the deteriorated timber cladding with colorbond steel cladding, which has been used for other lodge upgrades to enhance bushfire protection. The new cladding will also provide all-weather protection while protecting from damp. Several lodges within Charlotte Pass and Perisher Snow Resort have used colorbond cladding to improve the amenity and exterior of the lodges. The use of stone and steel cladding creates an aesthetically pleasing façade that complements the built

environment and upgrades of other lodges throughout the Kosciuszko National Park. The overall changes to the built environment are considered of positive influence on the locality.

Social and Economic impacts in the locality: The proposed alterations have been designed to minimise any amenity impacts on the neighbouring properties and is not expected to generate any negative social or economic issues. The upgrades will provide safer accommodation for guests.

The investment in the building resulting in a positive economic impact with a number of short-term construction jobs being generated. Additionally, the alterations will secure the long-term resilience of the lodge to provide accommodation for visitors to Charlotte Pass Snow Resort.

4.15 – 1 (c) the suitability of the site for the development

Charlotte Pass Snow Resort is one of four alpine resorts within NSW are important due to their economic and social contribution as well as their location within a unique alpine environment.

As a result, the proposed alterations to the existing tourist accommodation lodge acknowledges the environmental and cultural significance of the area. Through providing modern tourist accommodation which enhances the experience and protection of guests improves the long-term resilience of the lodge to continue to provide tourist accommodation while maintaining the environmental values of the Kosciuszko National Park.

There are no proposed changes to the existing building footprint from the proposed alterations. With exterior works comprised of replacement roof sheeting, windows, cladding, staircase and repairs to existing structures to enhance bushfire protection to the building and safety of occupants. The existing building demonstrates a siting pattern and orientation, maximizing natural light to the building.

Proposed external alterations will retain the existing stone cladding and will replace the deteriorated timber cladding with colorbond steel cladding, which has been used for other lodge upgrades to enhance bushfire protection. The new cladding will also provide all-weather protection while protecting from damp. Several lodges within Charlotte Pass and Perisher Snow Resort have used colorbond cladding to improve the amenity and exterior of the lodges. The use of stone and steel cladding creates an aesthetically pleasing façade that complements the built environment and upgrades of other lodges throughout the Kosciuszko National Park.

An APZ will be established for the existing building in accordance with National Parks and Wildlife Services for areas outside of the allotment area to meet the requirements outlined in the bushfire hazard assessment included in this application.

An AHIMS search found zero sites or places recorded or declared at the subject allotment. Likewise, there have been no known Aboriginal artefacts found during previous construction of the lodge. External works proposed will not disturb the ground surface and hence the likelihood for Aboriginal artefacts to be found is very unlikely.

As a result, the proposed alterations to the existing tourist accommodation lodge acknowledges the environmental and cultural significance of the area and has proposed a thoughtful and considered design to improve the amenities of the existing lodge. Through provision of more modern amenities, it improves the long-term resilience of the lodge and capacity for providing accommodation to guests while maintaining the environmental values of the Kosciuszko National Park.

Replacement of the external fire stairs will involve minor earthworks for new footings. A geotechnical assessment was conducted by Douglas Partners and concluded that:

“...the proposed development will have negligible geotechnical impact on site conditions from a stability perspective with the following recommendations with regards to foundation design:

- *all new footings associated with the proposed stairs must be transferred through any filling, topsoils and wet soil to within suitable natural soils (at least stiff/medium dense) or weathered rock. A minimum socket of 0.5 m into the suitable natural soil/rock is suggested.*
- *the base of the footing excavations should be inspected by a suitably qualified engineer to confirm that a suitable bearing stratum has been reached.*
- *minimal excavation is envisaged however the removal of some fill including granite boulders may need to be considered.*
- *As observed during the site inspection and the drilling of the boreholes, groundwater seepages can be present in the upper soil layers and in the underlying weathered rock or at the soil rock interface. It is recommended that allowance for form tube be made to line the outside of the pier holes to minimise groundwater seepages or collapse of the sidewalls of the footings should groundwater seepages or soft/loose soil be encountered.*
- *It is also suggested that a more formalised subsoil drain to say 0.6 – 0.8 m depth should be constructed upslope around the eastern side of the lodge to act as a cut-off and reduce groundwater seepages and flows reaching the lodge structure and impacting the proposed works.*

On the basis that the above provisions are satisfactorily complied with, it is considered that the stair replacements can be completed under a Form 4 "Minimal Impact Certification".

See Geotechnical Assessment and Form 4 provided.

As per the biodiversity and Aboriginal heritage assessment provided, the proposed development will not trigger the Biodiversity Offsets Scheme nor have an impact on European and Aboriginal Heritage.

4.15 – 1 (d) any submissions made in accordance with this Act or the regulations

The Consent Authority may require that the application be notified to adjoining properties and lessees. Submissions will be able to be made on the NSW Planning and Environment website once the application is on exhibition

4.15 – 1 (e) the public interest

The development proposal satisfies the objectives of the State Environmental Planning Policy (Precincts – Regional) 2021 and is considered positive in terms of the public interest.

6.0 Conclusion

Suitability of the site for development

The proposed works will be an improvement to the aesthetic appearance of the existing lodge and will improve the amenity for the occupants and improve the energy efficiency of the building. The proposal complies with the relevant environmental planning instruments and policies. The Statement of Environmental Effects confirms that the site is suitable and capable of sustaining the proposed development, with no adverse impacts.

Submissions Made in Accordance with the Act or regulations:

Given the proposals minimal environmental impact it is unlikely to raise significant objection.

The Public Interest

The proposal is in the public interest as:

- It provides a sustainable land use.
- The proposal is suitable within the locality.
- The proposal is positive in terms of the amenity of the area.

APPENDIX I AHIMS SEARCH RESULT 19/02/2021



AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : 21007DA

Client Service ID : 569525

Complete Town Planning

Date: 19 February 2021

10 Kosciuszko Road
Jindabyne New South Wales 2627

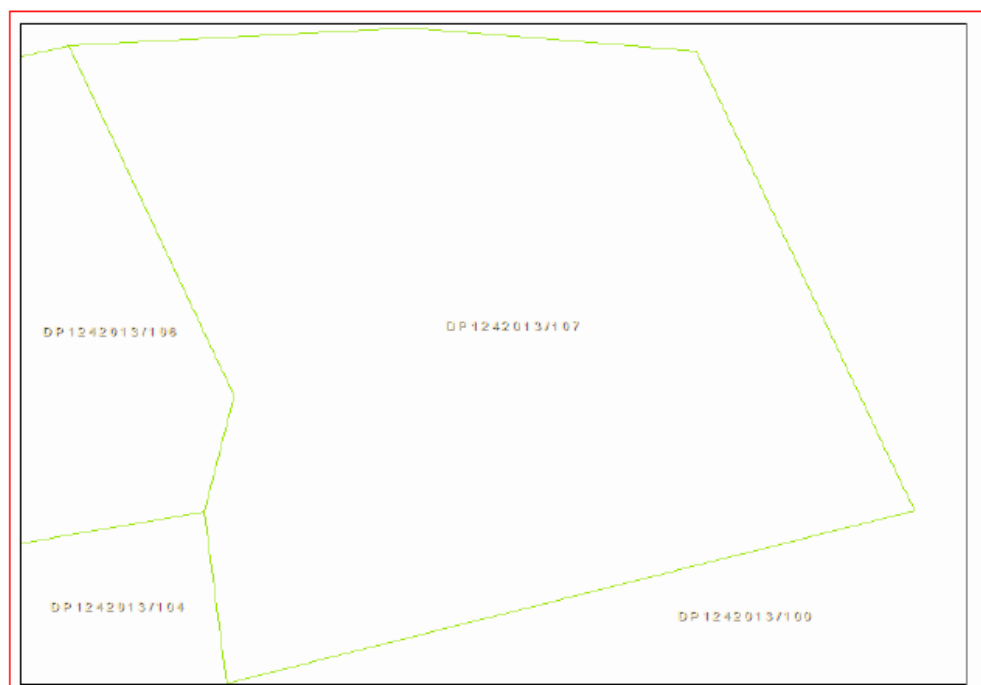
Attention: Matthew Stewart

Email: matt@completecertification.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 107, DP:DP1242013 with a Buffer of 0 meters, conducted by Matthew Stewart on 19 February 2021.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
---	--

0	Aboriginal places have been declared in or near the above location. *
---	---