



Department of Planning
and Environment

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Signed M Brown

Sheet No 1 of 9

Snowy River Ski Club
Civic Square ACT 2608
Email: srsc.majorprojects@gmail.com
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NSW Department of Planning Industry and Environment
Alpine Resorts Team Regional Assessments
Shop 5A, 19 Snowy River Avenue (PO Box 36) Jindabyne NSW 2627
Attn: Daniel James

STATEMENT OF ENVIRONMENTAL EFFECTS

Project Description: Replacement of cladding and windows on Doorack Lodge
Site Address: 8 Farm Ck Place, Guthega NSW 2624

Introduction

The Snowy River Ski Club, with 100 members plus associates has operated “Doorack”, a family oriented 9 room lodge for members and guests at 8 Farm Ck Place, Guthega NSW 2624 since 1976. The club encourages both winter and summer sport including cross-country and downhill skiing, snowboarding, snowshoeing, bushwalking and other recreational activities in the Kosciuszko National Park. The club has continuously maintained its assets but recent countrywide fire threats have necessitated upgrades to external cladding, door and window framing. The work requires submission of a Development Application (DA) to upgrade existing stained cedar cladding with steel Colorbond compliant with NSW Rural Fire Service (RFS) publication, Planning for Bushfire Protection (PBP) 2019 and AS 3959:2018. This document covers the objectives of the Alpine State Environmental Planning Policy (Kosciuszko National Park- Alpine Resorts) 2007 and any additional matters to be considered by the consent Authority.

Project Description

The DA proposes replacement of existing cedar cladding which has been maintained in a like-for-like manner since construction. Because such work will require exposure of structural timber this presents the opportunity to inspect and renew structural timber if necessary and to renew insulation before the cladding material is installed. It will also allow for replacement of window frames with more durable aluminium alloy, protected by fire rated steel flashing. Windows will be double glazed and the resulting structure will be considerably more energy efficient. This proposal includes future replacement of roof cladding with compliant material as a like-for-like maintenance activity.

Current Development and Approvals

The current lease commenced 1 January 2013 for a period of 15 years 6 months with an option to renew for a further term of 30 years, i.e. to 2058. The lodge exists and operates under a current Lease Agreement NSW National Parks and Wildlife Service (NPWS). There are no plans for changes to the use, number of beds or terms and conditions of that agreement. There are no ongoing works or Development Applications in progress.

Suitability of the Development

Doorack has been a part of the ski club environment of Guthega township since lodge completion in 1976. It maintains friendly relations with neighbours and other like minded groups in the village, particularly during the winter months. The ongoing like-for-like replacement of weathered cladding has been an important part of maintenance and now renewal with fire resistant materials is considered by the Club Board to be a visual and safety enhancement of the Club's premises.

The proposed work is entirely within the club's existing building footprint and will not affect existing flora or fauna. There will be no effects on the site ground slope, drainage, soils and no contamination will result from material removed. The work will enhance the durability of the structure against both weather and fire. Colour choices will be made with consideration for environmental aesthetics. All work is intended to comply with the stated biodiversity values of the Biodiversity Conservation Act 2016, subject to required risk minimisation processes. There is no record of remnant Aboriginal heritage (AHIMS, 9 Nov 2021, attached as AHIMS_DoorackSearch_9Nov21.pdf).

Bushfire attack is a prime consideration in this proposal. The closest Alpine Complex snow gum forest, upslope in a southeasterly direction, is beyond the lease boundary but does not present any canopy within 10m of the closest part of the building. Lease boundaries are contiguous with neighbouring leases on each side of the building and the closest remnant Alpine Woodland in a northwesterly direction is over 40m away across two bitumen roads. The current cedar cladding forms limited protection against fire from any direction and because of the age of the building would not meet the current specifications of AS 3959:2018. The proposed upgrade to the cladding will meet these requirements and accompanying improvements to insulation and glass and window frames will mean that the thermal performance of the building will exceed the current construction. Future roof replacement is part of the club's planned maintenance and will proceed on a like-for-like basis with compliant materials and will include maintenance of existing insulation and vapour barrier.

Snow Deposition

No changes to the roof design or its runoff, building form or structure are planned. Future roof cladding replacement will be on a like-for-like basis and will not affect runoff or melt. No alternative mitigation measures will be required to manage snowfall or drainage. Snow clearing is a delegated job supervised by the lodge host. The process is well understood and completed by members as required.

Demolition and removal

Cladding, roofing and associated material will be dismantled and removed from the work area according to relevant standards, presenting minimal impact to the area.

State Environmental Planning Policy

(Kosciuszko National Park - Alpine Resorts) 2007 (SEPP)

This proposal is compliant with the aims and objectives of the SEPP in that its local impacts are minimal. There are no adverse environmental, social or economic impacts on the natural or cultural environment of either Guthega Village or the wider Kosciuszko National Park. The work maintains the ability of Doorack lodge to provide services, facilities and infrastructure and economic and recreational activities. Existing commitments to the conservation and restoration of ecological processes, natural systems and biodiversity are sustained.

Visual Impacts

Cladding material will be steel and the colour alteration proposed will remove the “Mission Brown” appearance of the building – which both dates the building and is a minor visual challenge. The current exterior is illustrated in the photos attached at the end of this document. The proposed colours will be “Wallaby”, a neutral grey-green intended to blend with surrounding bushland; internal frames will be “Dune”, providing minor contrast and blending with interior colours. Roofing material will be chosen to blend with wall cladding. There will be no change to the building envelope or landscape areas. The proposed works are planned to minimise ongoing maintenance.

Sustainability

Replacing and upgrading materials will make sure the building is compliant with the revised fire regulations of AS 3959: 2018. It will require less maintenance than the current cladding and will have better thermal properties. The lodge will be more economically and environmentally sustainable for the term of the Club’s lease within the Kosciuszko National Park.

Planning Policy

Doorack, in Guthega village is within the Perisher Range Alpine Resort the published map at “State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007—Perisher Range Alpine Resort”. The consenting authority is the NSW Department of Planning and Environment. The following clauses address required considerations by the consent authority to the development in accordance with the Kosciuszko National Park – Alpine Resorts SEPP, 2007:

Clause 14: Matters to be considered by the consent authority

(1)

- a) The proposed development considers protection of the surrounding alpine environment by not expanding the building’s footprint. The proposed development meets terrestrial habitats of native flora and fauna within the leased area.
- b) The plan specifically addresses bush fire hazards, reducing the potential of the building and its own APZ to become part of a fire or other environmental hazard.
- c) The development, in not altering the building capacity or footprint, is not expected to impact on transport, effluent management, water supplies or waste disposal facilities.
- d) This document constitutes the Statement of Environmental Effects.

- e) The design of the development will enhance and improve the existing building. All external surfaces are chosen for function and aesthetic effect.
- f) A Geotechnical report is not necessary for this work, however circumstances remain unchanged and one was provided for a previous DA (ref DA 024-10-2012). That report is included with the current application.
- g) No earthworks will be undertaken during the construction process.
- h) No drainage or stormwater works will be undertaken during the construction process.
- i) No changes to the view of the Main Range will be made.
- j) The proposed development will not affect any lodge usage or activities, however accesses to fire escape for the occupants of the Lodge will be improved.
- k) No ski lifting facilities are included in this application.

Clause 15: Additional matters to be considered for buildings

- (1) The building height will not be altered.
- (2) The building envelope will not change and does not alter any landscaping between the building and other buildings -
 - a) does not impact any open space;
 - b) chosen materials and colours will provide improved aesthetic visual appeal
 - c) visual appeal from below is expected to be enhanced by colour choice
 - d) existing fire escapes will be improved by upgrades to door assemblies
 - e) the proposed development does not alter site access for pedestrians
 - f) management of accumulated snow will not be affected.
- (3) Landscaped area is not affected.

Summary

This cladding upgrade will improve the condition of the building and maximise its ability to withstand fire. Improvements to glazing and insulation will make the building more thermally efficient and make the operation more economically and environmentally sustainable at least for the term of the current and extendable lease.

This Statement of Environmental Effects contains references to the Alpine SEPP. However, the Snowy River Ski Club is aware that on 1 March 2022, the State Environmental Planning Policy (Kosciuszko National Park - Alpine Resorts) 2007 (the Alpine SEPP) was consolidated into the State Environmental Planning Policy (Precincts - Regional) 2021 (known as Precincts - Regional SEPP in this report). The SEPP consolidation is administrative and no changes have been made to this document.



Existing cladding and windows at front deck level.



Interior dining and lounge at same level as deck above. The lodge interior will remain unaltered except as affected by window and window frame replacement.



Southwest wall showing existing cladding.

