


APPENDIX TO STATEMENT OF ENVIRONMENTAL EFFECTS

3. DESCRIPTION OF THE DEVELOPMENT

3.1 General Description

The below descriptors replace that in the original application.

The proposed development comprises:

	Department of Planning and Environment
Issued under the Environmental Planning and Assessment Act 1979	
Approved Application No	22/7811
Granted on the	16 January 2023
Signed	S Butler
Sheet No	3 of 20

New Works

- Installation of two hard stand parking spaces along the front side of the lodge, next to the driveway and other parking spaces. This replaces the single hard stand space already there.
 - Doing this merges all car spaces within the lease boundary – it is not an extra space;
 - Spaces to be 90 degrees to the current driveway to allow 6m clearance/ swept path egress to the opposite parking spaces;
 - Cementing this area reduces fuel load for bushfire.
- Vent hole to the outside to be made in the wall of the kitchenette of the manager's flat to accommodate a range hood extraction fan.
 - To minimise cooking smells, heat and steam within the living space.

Repair and Replacement Works:

- Replace the existing first floor main timber deck on the front side of the lodge. The deck will be enlarged by being extended by 1.5m outwards (approximately 11.5m²) to allow for new external fire exit stairs to be provided. The new deck will be constructed entirely of steel. The flooring will be Webforge for non-slip safety and to allow snow to fall through. The balustrading will be vertical posts with a top rail cap.
 - The existing deck is suffering rot in the bearers, joists and posts, thus posing a collapse risk, as well as evidence of water tracking into the building via the joists, therefore needing replacement;
 - The 1.5m extension is to make the deck space more usable, as well as space for safe egress in case of emergency;
 - The new external fire exit and stairs is to replace the two rear fire exits. They are unsafe as fire exits due to snow fall from the roof blocking the exits at any given time;
 - The entire structure of the deck and stairs will be steel for fire resistance, reducing ember attack and ease of maintenance.
- Replace the six decks of the first floor front rooms.
 - This is retrospective approval;
 - The original timber decks were suffering serious rot in the bearers and joists making them unsafe, as well as water tracking into the building via the joists;
 - Deck construction is entirely metal for ease of maintenance, fire resistance and prevent ember attack.

- Replacement of one fire exit door on the ground floor and two fire exit doors on the first floor with double glazed fire exit doors.
 - The existing timber doors and framework have gaps allowing snow and draughts in, and are showing signs of weathering;
 - To improve thermal insulation and preventing embers entering;
 - To allow in more natural light;
 - To allow visual safety cues in case of emergency.
- Replacement of three floor to ceiling windows (2100mm high) with smaller picture windows (1200mm high) made with double glazing and thermal breaks.
 - Existing windows and surrounds showing signs of weathering and water tracking in;
 - To improve thermal insulation;
 - Strengthening against the prevailing NW weather fronts.
- Replacement of all timber cladding with a Colorbond steel product in the colour of Ironstone - <https://colorbond.com/colour/ironstone>. The profile is to be a weatherboard look using Lysaght Easyclad - <https://www.lysaght.com/products/easyclad>
 - Existing cladding is showing signs of weathering, water absorption and peeling paint;
 - The steel product is for fire resistance, preventing ember attack, as well as ease of maintenance.
- Install additional cement topping to an existing concrete area at the rear of the building to improve drainage by redirecting water away from the building.
- Boxing in eaves with a Colorbond steel plain profile in the colour of Dune - <https://colorbond.com/colour/dune>
 - To encase existing asbestos sheeting and make neat;
 - To increase fire resistance and prevent ember attack.
- Infilling with cement the triangle space between the existing car space number 5 and the driveway space where the lodge 4WD parks, due to erosion and improving ease of snow clearing.
 - Comply with minimising erosion as per lease and PRREMS requirements.

The proposed works are in response to the need to improve the weather protection and longevity of the external components of the lodge from UV, wind, ice and snow.

The works also allow for improved fire safety and egress as well as bushfire protection with the use of non-combustible materials where possible.

The addition of the two parking spaces on the flat disturbed ground ensures all parking spaces are within the lease boundary. Currently, one space allotted to the lodge is outside the lease boundary, being located next to IMBAC's car spaces. This space will be relinquished back to the NPWS.