

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

For

### **PROPOSED EXTERNAL & INTERNAL RENOVATION OF FJELLHEIM SKI LODGE**

At

**Lot: 1  
DP: 1153938**

**91 BURRAMYS RD PERISHER VALLEY  
KOSCUISKO NATIONAL PARK N.S.W**

**April 2022**

Prepared by

**Ian Alwill  
President  
Fjellheim Ski Lodge Co-operative Ltd.**



SEE - Fjellheim Ski Lodge, Perisher Valley

**STATEMENT OF ENVIRONMENTAL EFFECTS TO ACCOMPANY A DEVELOPMENT  
APPLICATION FOR RENOVATIONS TO FJELLHEIM SKI LODGE.**

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## **1.0 INTRODUCTION.**

This Statement of Environmental Effects has been written in correlation with the objectives of the State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

Please read this Statement in conjunction with the following documentation also submitted with this Development Application for proposed development of an existing ski club building in two stages .

**Stage 1** - External alterations to improve accessibility to its lower entry and egress in an emergency and;

**Stage 2** - Internal renovations of the bathrooms and a toilet facility to improve ventilation, introduce natural light, and convenience of use .

Please read this Statement in conjunction with the following documentation also submitted with this development application

- Site plan
- Architectural drawings prepared by Matt Murtagh
  - A01 SITE PLAN
  - A02 BASEMENT FLOOR PLAN A03 GROUND FLOOR PLAN
  - A04 ELEVATIONS
  - A05 ELEVATIONS
  - A06 SECTIONS 1 & 2
  - A07 FEMALE BATHROOM DETAIL
  - A08 MALE BATHROOM DETAIL
  - A09 ROOF PLAN

## 2.0 SITE LOCATION SUMMARY

Location	Fjellheim Ski Lodge 91 Burramys Rd Perisher Valley
Property Description	Lot: 1 DP: 1153938
Site Area	975.6 sqm
Zoning	E10 National Parks and Nature Reserves
Locality	Snowy Mountains Regional Council Kosciusko National Park - Perisher -Blue Resort
Heritage Listing	The subject site is not listed as a heritage item or in a heritage conservation area
Spacial Features	Terrestrial Biodiversity

### 2.1 Site Description

The site is located in the Perisher/ Blue Ski Resort in the outer area of the resort on the northern side of the valley, on the gradual slope of the spur running north toward North Perisher. An unsealed road known as Burramys Rd runs north along the spur and the site is on the western side of this road.

The site is surrounded by alpine complex heath to the north and north-west by short mixed heath with scattered dead snow gums, south and south-west by short mixed heath with tall heath in the form of sparsely distributed live snow gums and some scattered dead snow gums, east by short mixed heath / Alpine complex and some sparsely scattered dead snow gums and to the west by short mixed heath with tall heath in the form of sparsely distributed live snow gums and some scattered dead snow gums.

The site plan and its lease boundaries are as shown. (Attachment 1)

To the north west of the site and external to the lease boundary and approximately 50 meters from the lodge, runs a creek within an allocated biodiversity area. The Lodge is located outside this defined biodiversity area ( Attachment 2)

There has been little, if any, alteration to the natural landscape and the lodge building is sited well within its lease boundaries with a required car parking space adjacent to Burramys Rd., at the southern extremity of the site as shown. ( Attachment 3)

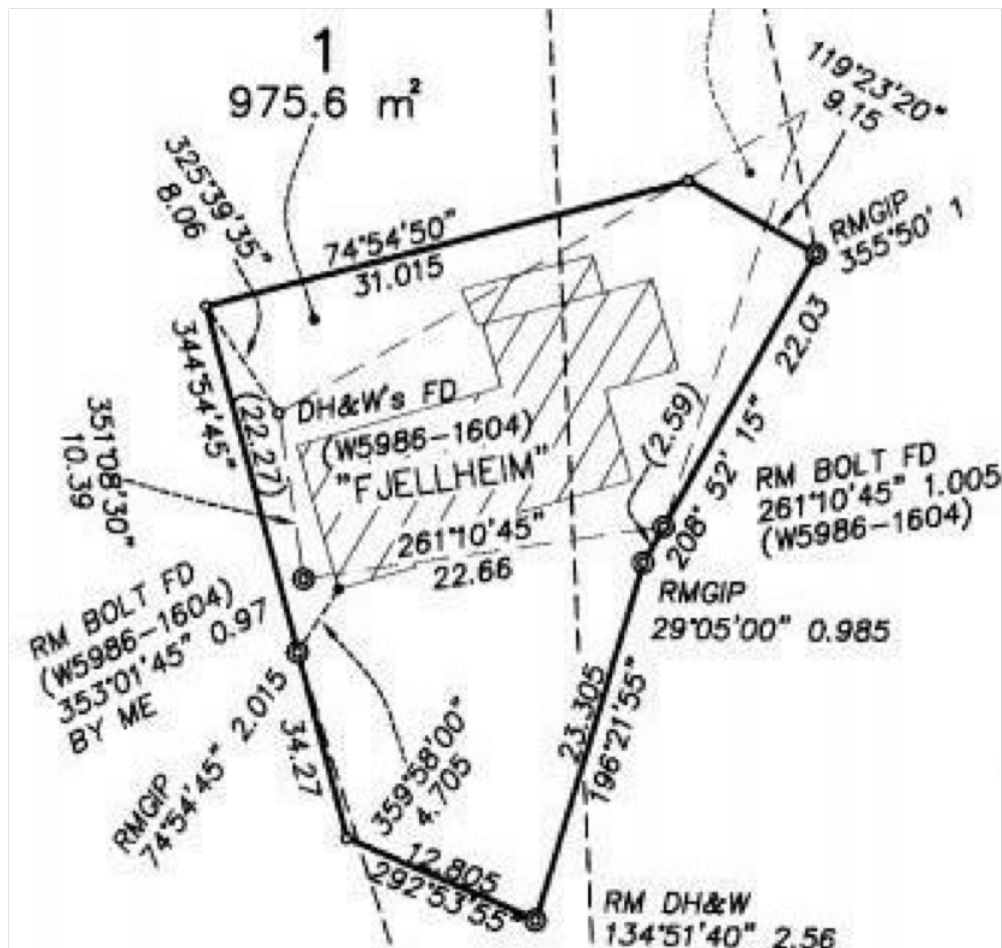
The neighbouring properties are “Christina Lodge” approximately 80 meters to the east on the the opposite side of Burramys Rd, and “Huski Lodge” approximately 100 meters to the north on the same side of Burramys Rd, “Kosciusko Snow Revellers Lodge” approximately 200 meters to the south on the same side of the road and approximately 150metes to the south “Langlauf Lodge“ on the opposite side of the road.

Site Plan - Lot 1 DP 1153938 - Fjellheim Ski Lodge  
(Attachment 1)



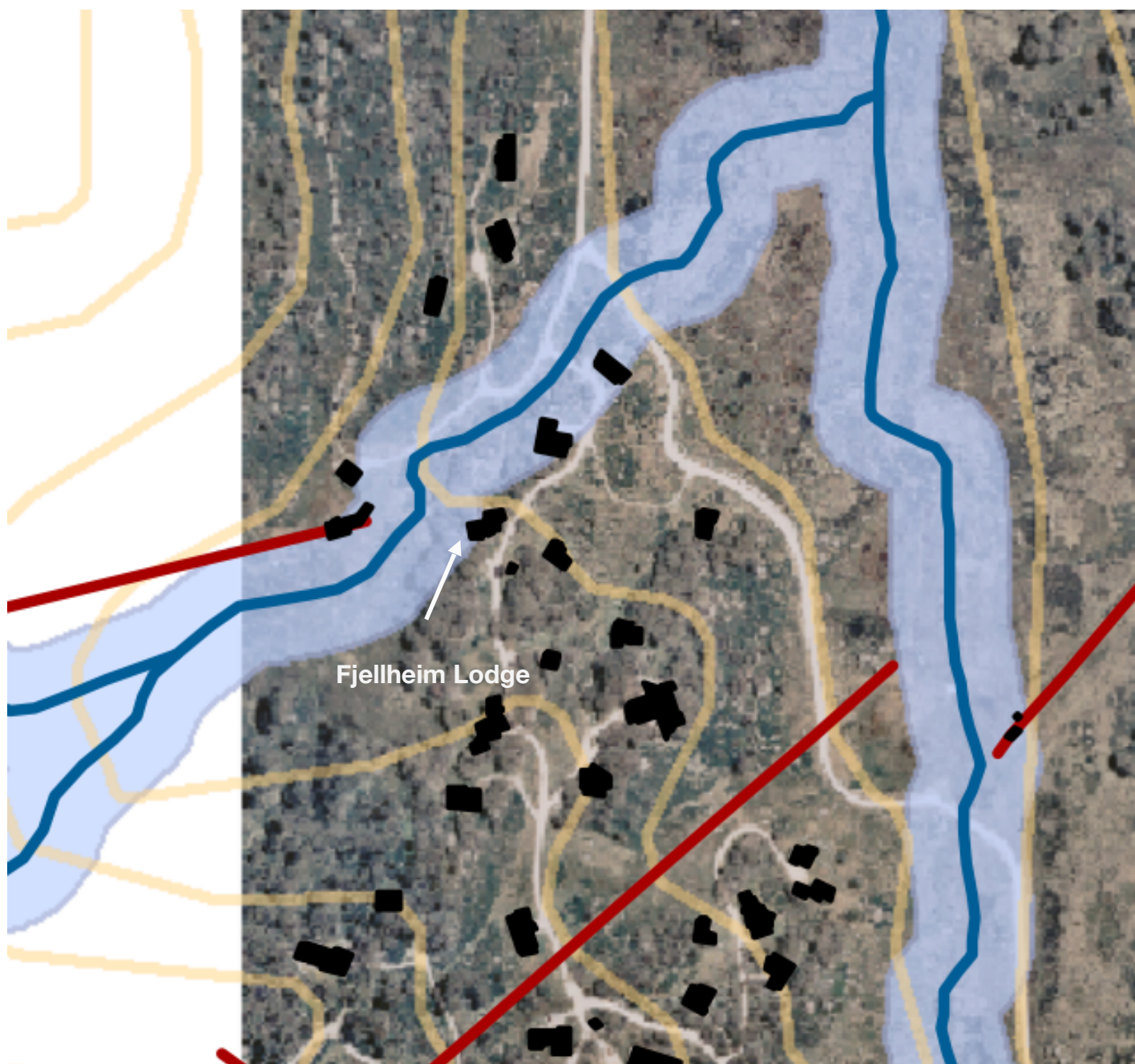
## Site Plan

DP Site Plan Dated 12/04/2000  
Scale: NTS



## SEE - Fjellheim Ski Lodge, Perisher Valley

### Location & Biodiversity Area - Fjellheim Ski Lodge ( Attachment 2)





## SEE - Fjellheim Ski Lodge, Perisher Valley

Location & Lease boundaries - Fjellheim Ski Lodge  
(Attachment 3)



### 3.0 DESCRIPTION

#### 3.1 Existing Site

The site is located on the western side of Burramys Road, close to the intersection with Pretty Valley Road. It is located adjacent to the crest, at the lower end, of a north-east plunging ridge line, slightly above the valley floor with small creek located 50m to the west of the existing building. Ground surface slopes vary between moderate west dipping to gently north-east to east dipping.

Local geology consists of the Mowambah Granodiorite which produces silty sand to silty clay soils with gravel to boulder size fragments. A large outcrop consisting of numerous boulders are evident on the lower north-west side of the existing development and a smaller outcrop is evident on the southern side of it.

Refer report from **Crozier Geotechnical Consultants** dated 4 April 2022 provide with this application

#### 3.2 Existing building

The existing Lodge building is a two level lodge of 282 square meters built on a cement slab at the lower level and brick pillars on the upper level. The external walls are on cement block foundations which are clad in granite. The upper level is cedar clad and the lower level is entirely granite lined cement block.

The upper level roof is a low sloping gable of clip locked metal and the lower roof a skillion roof of clip locked metal to match the upper roof.

There is a timber deck on the north west facade adjacent to the upper level protected to the west by very large, high granite rocks referred to in 3.1 above.

Since its initial construction in 1960, as accommodation twelve persons, the Lodge underwent a significant alteration in 1998 to alter the configuration of the accommodation to still accommodate twelve persons but in two person bedrooms and maintaining its 1B accommodation rating which it retains.

At the time of this alteration an upgrading of the lining of non timber lined internal walls and ceilings with fire-rated plasterboard, self-closing solid core doors on main corridors was undertaken and a thermal and smoke alarm system, fire exit signs, portable fire extinguishers and an internal fire hose to meet appropriate regulations were installed . These fire systems remain in place and are checked for compliance twice yearly by **Alpine Fire Safety** located in Jindabyne and the Fire Safety Schedule of compliance requirements is attached below ( Attachment 4) .

Attachment 4 Fire Safety Schedule and Compliance



<b>FIRE SAFETY SCHEDULE</b>	
Issued under Clause 168 & 182 of the Environmental Planning and Assessment Regulation 2000	
<b>PROPERTY:</b>	Fjellheim Ski Club Lodge
<b>ADDRESS</b>	Lot 1 DP 1153938 Burrmys Road Perisher, Kosciuszko National Park
<b>USE:</b>	Tourist accommodation
<b>EXISTING FIRE SAFETY MEASURES</b>	<b>MINIMUM STANDARD OF PERFORMANCE</b>
<b>Automatic fire detection and alarm system</b>	BCA Spec E 2.2a AS 1670.1-2004
<b>Building occupant warning system</b>	BCA Spec E2.2a clause 6 AS 1670.1-2004
<b>Door latches</b>	BCA Clause D2.21
<b>Emergency lighting including external emergency lighting</b>	BCA Clause E4.2, E4.4 and G4.4, AS 2293.1--1998
<b>Exit signs</b>	BCA Clause E4.5, E4.6 and E4.8, AS 2293.1-1998
<b>Fire blankets</b>	AS 2444-1995
<b>Fire hose reel system</b>	BCA Clause E1.4 AS 2441-1998
<b>Fire Orders &amp; evacuation procedure</b>	BCA Clauses G4.9 & AS 7345-1995
<b>Lightweight construction (fire rated linings bounding walls and ceilings of bedrooms and corridors)</b>	BCA Specification C1.1 clause 5 for type C construction & manufacturers specification
<b>Manual call points</b>	BCA Clause G4.8, AS1670.1-2004
<b>Portable fire extinguishers</b>	BCA Clause E1.6, AS 2444-1995
<b>Solid core doors with self-closing device</b>	BCA Clause C3.11
<b>Warning and operational signs</b>	BCA Clauses G4.3
<b>NOTES</b>	<p>An annual fire safety statement shall be caused to be lodged with the Department of Planning by the owner within 12 months of the Department receiving the first fire safety certificate and then annually within 12 months of the last such date.</p> <p>A copy of the statement is to be given to the commissioner of the NSW Fire Brigades, and a further copy is to be prominently displayed in the building.</p>



### **3.3 Use & Proposed Development**

#### **Use**

Fjellheim Ski Lodge is used predominantly in winter by members of the Fjellheim Ski Lodge Co-operative and their guests for alpine recreation and sports and in summer for vacation recreation and walking. Use for these purposes will remain.

#### **Proposed Development**

##### **Stage 1 - External alterations to lower entry**

**(Refer attached plans and elevations Item 6 )**

##### **Purpose**

The aim of this alteration is to create a direct line of egress in an emergency from the lower area of the lodge toward a safe gathering point and a more convenient and accessible entry to the lower area of the lodge for members and guests. This is to be achieved by enclosing the already excavated existing entry area to minimise the build up of wind drifted snow and snow melt from the upper roof at the existing entry by re-directing it via a gabled roof and a creating a new entry door and passage way.

#### **Outer area**

##### **General**

New walls enclosing the already excavated entry pathway to the existing lower entry will be built. This newly enclosed area will utilise the full width of 1.7m approximately of the existing excavated area and extend back 4.9 m to the foundation wall of the main lodge on two new concrete slabs. The existing mains power box is to be relocated from under the kitchen window on the eastern facade of the Lodge into this undercover area to create accessibility in winter as in its current location it is not readily accessible when covered by heavy snow drift .

##### **Entry**

A new open entry, cut into the existing external wall of the existing garbage room, is proposed to create an entry vestibule to the full inner height of the new gable roof, to increase accessibility / emergency fire exit egress when there is drifted snow build up in this area. (Attachment 5)

The floor of this vestibule will be the existing cement slab of the former garbage room.

The inner door of this outer entry vestibule is to open inward, as required by regulations , and will not be lockable so that the proposed new garbage room and relocated mains meter board are always accessible in both summer and winter.

There will be a small external cement slab approximately 1.0m L X 1.6m W at the entrance to this new outer entry area at the same level as the existing slab to ensure a stable level foothold for entry and egress

##### **Walls**

It is proposed that the outer walls of the new entry are cement block, as per the existing lodge, with the outer side of the wall granite faced as required by NPWS and to match the rest of the lower lodge. As the outer walls of this new section will be granite faced over cement block there will be no change to the susceptibility of the lodge to fire.

## **Roof**

A gable roof over this new entry is designed to redirect drifted snow and snow melt to prevent snow build up at the newly created entry and improve direct emergency egress and also a more convenient and accessible exit and entry for occupants of the lodge.

The section only of the existing skillion roof which is located above the existing lower entry and garbage room will be removed and replaced by the proposed gable roof.

The gable roof over the new entry will not require any alteration of the section of the skillion roof over the existing lower bedroom and thus no structural interference with the external or internal construction of that lower bedroom will be required .

The new gable roof is to be metal cliplock to match the existing roof. The metal "snowbreaker" on the skillion roof above current bedroom will be retained as it prevents the snow falling off the upper roof of the lodge from creating noise in the lower bedroom. This new roof will catch a small amount of the melting snow falling off the upper roof of the lodge and carry some of the load of wind-drifted snow which sometimes builds up.

## **Ceiling**

The the ceilings will have a fire rated insulated lining under the new roof but with the beams showing as with the rest of the lodge. Advice will be taken regarding a suitable insulated lining as without proper lining there may be condensation / icing issues in this new area as it will not be heated.

## **Drainage**

A new agricultural drain to take the run off from the south side of the new gable in order to move melt run off appropriately may be needed . The melt run off to the north from the new gable will be onto the existing skillion roof which already has an existing agricultural drain where it runs off currently

## **Inner Area**

### **General**

The existing inner entry door which provides access to the basement of the main lodge from this new inner entry area will remain locked with an access code as it is currently to provide security to the basement of the main lodge premises

### **Floor**

#### **Floor - Base level slab**

A flat, cement slab at the same level as the existing garbage room floor through the whole floor area extending from the new entry through the new open entry vestibule to the current entry door to the lodge. As this is a primary fire exit it will not have a step in it which may impede egress in an emergency.

It will provide also more convenient for the members in ski boots and other equipment .

The main lower area slab would fall to a grated drain so that melt water from ski equipment will disperse into it and drain out of the lodge as shown in the attached plans. As this area is already excavated for the current entry to the full width of the proposed new floor only very minor further preparatory excavation and levelling will be required.

#### **Floor - Raised level slab**

A smaller higher level slab is to be laid, raised up approximately 900 / 1000 mm by a cement block wall and extend back to the existing foundation wall of the main lodge. .

There is a sewer access/ inspection port / pipe just behind where this proposed wall and its accessibility is to be retained.

There is no need for excavation of this raised area other than to level the ground as required to level the slab as it has been previously excavated .

### **Inner walls**

The inner walls of the new open entry vestibule, cut through the existing garbage room rear wall, and the inner area, are to be cedar clad to ceiling height and painted to match the cladding in the existing lower entry and the rest of the Lodge exterior.

### **Garbage room**

A new garbage room will be created. It will have approximately the same cubic capacity as the existing one with a shelf at half height to maximise its storage capacity. It will more than meet the NPWS requirement for a 1B rated lodge

### **Mains power box**

The existing external mains power box is located on the external wall below the kitchen window on the eastern face of the lodge.

There is a significant problem of accessibility in winter when there is regularly a drifted snow build up which covers it.

The mains power box is to be moved from its current location and relocated to the inner wall above the new raised section of the inner area adjacent to the existing internal electrical circuit sub-board, which is located in the basement of the lodge. This will make it always accessible winter and summer. Advice from a Level 2 Qualified Electrician has been sought, and assessed as desirable and able to be implemented relatively easily.

SEE - Fjellheim Ski Lodge, Perisher Valley

**Attachments - Lower entry**

**Attachment 5** -Showing build up of drifted snow at lower entrance



**Attachment 6**



**Attachment 7**



Showing the existing excavated area to be enclosed through to wall of foundations of the main lodge

## **Stage 2 - Internal renovation of bathrooms & toilet (Refer attached plans and elevations )**

### **Purpose**

The bathrooms / toilet renovation is to update them and provide improved use facility for members and guests by reducing the claustrophobic nature of them with higher ceilings, natural light and improved ventilation and improved hygiene in the ladies toilet with a hand wash basin. Only minor structural modifications are foreseen in the bathrooms and toilets .

### **Bathrooms**

#### **Ceilings**

The existing bathroom and toilet ceiling of the ladies toilet are those of the original lodge built in 1961. They are now essentially false ceilings under the raised roof line created at the time of the approved renovation of the Lodge in 1998. Consequently a cavity of variable height up to one meter in each bathroom with no apparent structural obstruction has been created . The ceilings are to be lifted to the maximum height achievable under the existing roof line of the 1998 renovation in each bathroom and the ladies toilet. The ceiling in the mens toilet is already at the height of the existing roof line of the 1998 renovation. (Refer Attachments 8/9/10/11)

This is proposed in order to introduce natural light to the bathrooms by the insertion of a small double glazed window, in the outer wall of each of the women's and men's bathrooms. These windows were originally proposed and approved in the drawings approved in 1997 for the renovation south and north elevations in the approved 1997 drawings show. ( Refer Attachment 13)

Photos of the external walls of each bathroom show only that a ventilation fan was installed in each at that time but not the windows. (Refer Attachment 12 ) .

To avoid any structural issues these windows are to be inserted into an expanded opening created by removal and relocation of the existing bathroom extraction fans to approximately one meter above the proposed new windows. This will also improve ventilation and extraction of moisture of both bathrooms when in use.

These two new windows are shown in the detailed drawing elevations for the bathrooms as are the new locations of the extraction fans. (Refer Attached Plans )

### **Shower stalls**

The pair of shower stalls in each of the two bathrooms are to be replaced by a single shower stall with overhead shower and flexible shower attachment to improve facility of use. ( Refer Attachments 8 & 9)

### **Walls**

The walls are to be retiled

### **Floor**

The currently non functioning under floor heating in both bathrooms is to be replaced and the floor retiled



## **Toilets**

### **Ladies toilet**

The hygiene facility of the toilet located adjacent to and within and the women's bathroom area will be improved by re-locating the cistern for that toilet into the cavity of the wall behind it but not into the space at its rear where the internal firehose is located and moving the toilet pan back sufficiently to create a space within this toilet for a hand washing basin on the wall opposite which will improve hygiene for those using it and protect the privacy of those who may be using the women's bathroom at the same time. (Refer Attachment 10)

The ceiling of the toilet is to be raised to the new height of the ladies bathroom and new ceiling extraction fan will be inserted. A sliding door to this toilet will improve its accessibility and provide space for the new handbasin .

### **Mens toilet**

The existing sliding door between the mans bathroom and toilets is to be removed and replaced with a solid wall to improve privacy and ventilation when both are in use. The existing ceilings at the same height as that proposed for the new bathrooms will be retained

### **Walls**

The walls of both ladies and mens toilets are to be re-tiled

### **Floors**

The floors of both ladies and mens toilets are to be re-tiled but will not have underfloor heating

## **Attachments Bathrooms & Toilets**

### **Attachment 8**

#### **Ladies Bathroom**

Showing ceiling height to be raised, twin shower stalls to be replaced by a single stall, existing ventilation fan to be moved higher to create space for insertion of a new window



**Attachment 9**

**Mens Bathroom**

Showing ceiling height to be raised, twin shower stalls to be replaced with a single stall, existing ventilation fan to be moved higher to create space for insertion of a new window and door to toilet be removed





**Attachment 10**

**Ladies Toilet**

Cistern to be integrated into wall partition cavity



**Attachment 11**

**Mens Toilet**

Existing ceiling height to be retained



**Attachment 12**

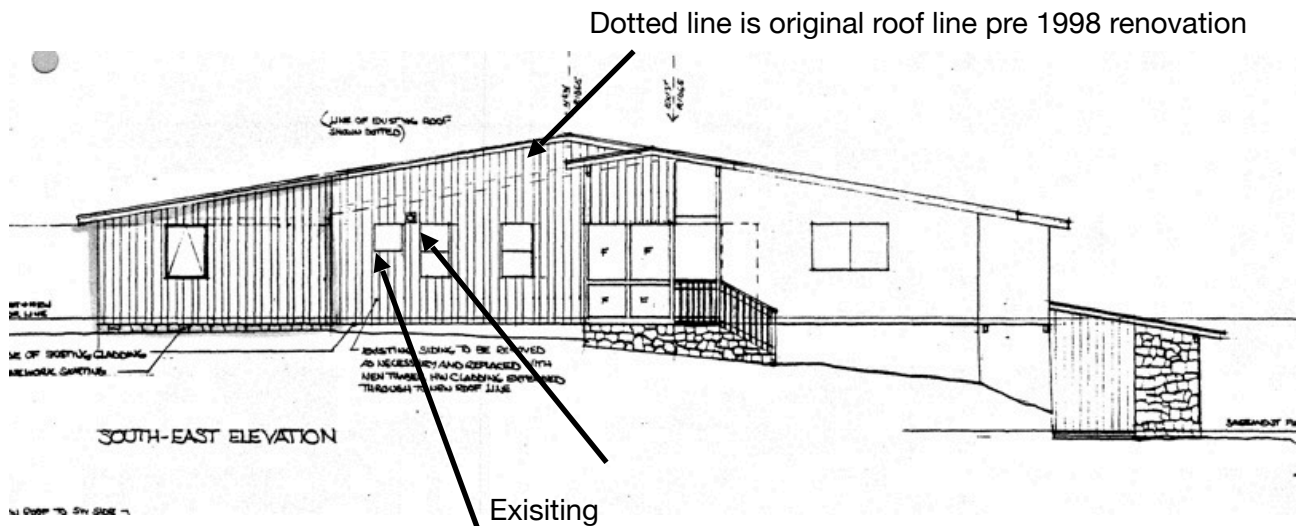
External walls of ladies and mens bathrooms showing ventilation fans to be moved upward and location of new window in the opening created by moving the ventilator in both walls



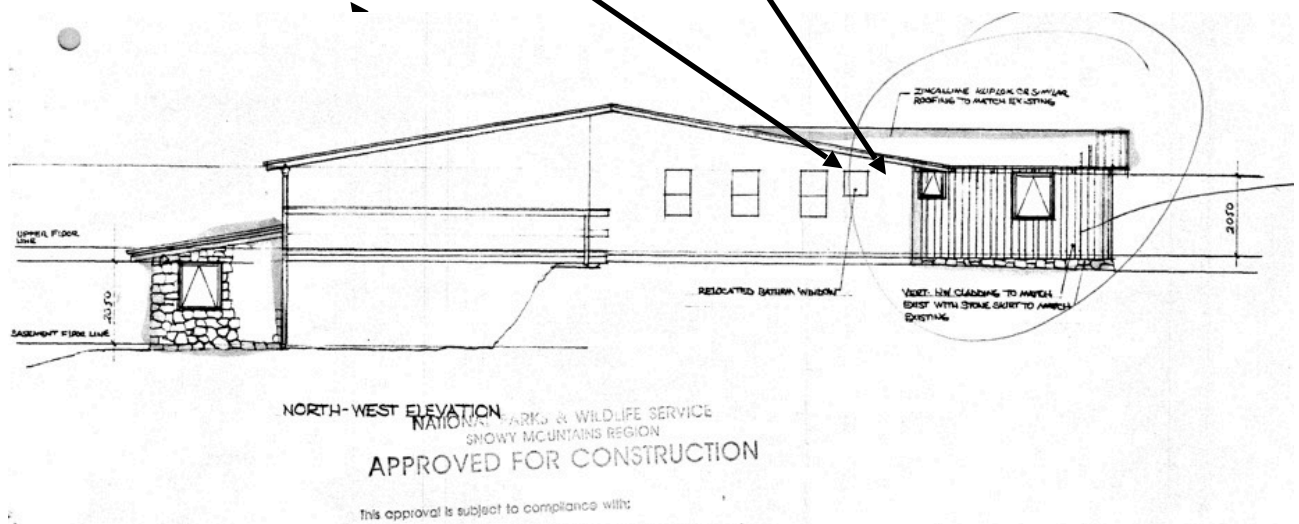


Attachment 13

Original approved elevations -1997



Approved bathroom windows -1998



## **4.0 PLANNING CONTROLS & COMPLIANCE**

### **4.1 STATE ENVIRONMENTAL PLANNING POLICY 2007 (KOSCIUSZKO NATIONAL PARK – ALPINE RESORTS)**

#### **CLAUSE 11 – LAND USE TABLE**

*The land use table for Perisher / Blue Resort states that 'Tourist Accommodation' is permitted with consent. The proposed internal alterations are for an existing club lodge used for tourist accommodation and will not change this use.*

*The proposed internal alterations are therefore permissible with consent*

#### **CLAUSE 14 – MATTERS TO BE CONSIDERED BY THE CONSENT AUTHORITY**

**(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 aims and objectives of this policy as set out in clause 2,**

*The proposed Stage 1 building alterations are external, contained within the existing lease boundaries, use previously excavated space and therefore have no impact on the existing natural environment.*

*The proposed Stage 2 internal alterations are considered to result in a development that is consistent with the aims and objectives set out in clause 2 of the SEPP.*

**(b) the extent to which the development will achieve an appropriate balance between the conservation for the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding)**

*The proposed Stage 1 external alterations while subject to geotechnical and bushfire reporting requirements to be submitted with this DA, are not considered to have any impact on the balance between the conservation for the natural environment and mitigation of environmental hazards since this alteration utilises an existing excavated area and the proposed construction is of cement, cement block, granite and metal.*

*The proposed Stage 2 internal alterations do not require any mitigation measures for environmental hazards.*

**(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:**

**(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development**

**(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,**

**(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,**

**(iv) the capacity of any existing water supply to cater for peak loads generated by the development,**

*The proposed alterations will not have any impact on the capacity of exiting transport, reticulated effluent management system, waste disposal facilities or existing water supply within the Resort*

**(d) any statement of environmental effects required to accompany the development application for the development,**

*This Statement of Environmental Effects satisfies this sub-clause.*

**(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,**

*The proposed alterations will not alter the character of the resort.*

**(f) the Geotechnical Policy—Kosciuszko Alpine Resorts (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development,**

*The proposed Stage 1 alterations utilise a previously excavated area and a report from Crozier Geotechnical Consultants (4/4/2022) which accompanies this Development application considers that the site is considered suitable for the development proposed*

*The proposed Stage 2 alterations are internal and there will be no ground or excavation works in relation to them therefore not representing any geotechnical risks*

**(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works**

*Not applicable, refer (f) above.*

**(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,**

*Not applicable*

**(i) any visual impact of the proposed development, particularly when viewed from the Main Range,**

*Not applicable*

**(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,**

*The proposed works will not increase any activities outside the ski season and for the safety, convenience and comfort of members and their guests*

- (l) if the development is proposed to be carried out in Perisher Range Alpine Resort—**  
**(i) the document entitled Perisher Range Resorts Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department, and**  
**(ii) the document entitled Perisher Blue Ski Resort Ski Slope Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department,**

*The requirements of both Master Plans have been noted and the proposed alterations fall within the requirements of both.*

- (m) if the development is proposed to be carried out on land in a riparian corridor—**  
**(i) the long term management goals for riparian land, and**  
**(ii) whether measures should be adopted in the carrying out of the development to assist in meeting those goals.**

*Fjellheim Ski Lodge building s located adjacent to Pretty Valley Creek as can be seen in Attachment 2 above and approximately 50 meters from it ( refer Crozier Geotechnical report 4/4/22) and as such is not considered to be on a riparian corridor. The proposed Stage 1 alteration is a further 10 meters to the west from the nearest point of the lodge structure to that creek and therefore not in a riparian corridor.*

**2) The long term management goals for riparian land are as follows—**

- (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**

*Not applicable , refer 1(m ) above*

- (b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained**

*Not applicable , refer 1(m ) above*

- (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.**

*Not applicable , refer 1(m ) above*

**(3) A reference in this clause to land in a riparian corridor is a reference to land identified as being in such a corridor on a map referred to in clause 5.**

## **CLAUSE 15 – ADDITIONAL MATTERS TO BE CONSIDERED FOR BUILDINGS**

**(1) Building height - 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—**

- (a) has an impact on the privacy of occupiers and users of other land, and
- (b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and
- (c) has an impact on views from other land, and
- (d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and
- (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
- (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
- (g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.

*This clause is not relevant as neither Stage 1 or Stage 2 alter the height of the building.*

**(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
- (b) assists in achieving high quality landscaping between the building and other buildings, and
- (c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and
- (d) is adequate for the purposes of fire safety, and
- (e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and
- (f) will facilitate the management of accumulated snow.

*Items (a), (b), (c) of this clause are not relevant or applicable.*

*The alterations proposed for Stage 1 are specifically to address Items (d),(e) & (f) namely;*

*Item (d) fire safety, by establishing a direct line of egress to an open space adjacent*

SEE - Fjellheim Ski Lodge, Perisher Valley

*to Burramys Rd as required by regulations*

*Item (e) site access, by improving accessibility for services (power and sewerage)*

*Item (f) accumulated snow management, by redirecting the accumulated drifted snow away from the proposed new lower exit / entrance*

**(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**
- (b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and**
- (c) to limit the apparent mass and bulk of the building, and**
- (d) as an amenity protection buffer between the proposed building and other buildings, and**
- (e) as a means of reducing run-off, and**
- (f) to protect significant existing site features and limit the area of any site disturbed and after the carrying out of development.**

*Not applicable - Neither Stage 1 nor Stage 2 will require landscaping to be used*

## **4.2 SECTION 4.15 OF THE EP&A ACT**

### **4.15 - CLAUSE 1 – MATTERS FOR CONSIDERATION**

**(1) In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:**

**(a) the provisions of—**

**(i) any environmental planning instrument**

*The objectives of the State Environmental Planning Policy SEPP (Kosciuszko National Park – Alpine Resorts) 2007 have been addressed above as part of this document.*

**(ii) 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 indefinitely or has not been approved)**

*There are no draft Environmental Planning Instruments that are applicable to the site or proposed development .*

**(iii) any development control plan**

*There are no Development Control Plans applicable to the Kosciuszko Alpine Resorts under State Environmental Planning Policy SEPP (Kosciuszko National – Alpine Resorts) 2007*

**(iv) the regulations**

*The development application is being made in accordance with the requirements contained in Clause 50 (1A) of the Environmental Planning and Assessment Regulation 2000.*

*In accordance with Clause 54(4) of the same regulations, the information that is required for a Construction Certificate, including information in relation to any BCA assessment or Access to Premises Standard is not required to be provided for a DA in relation to either building or subdivision work. This is to ensure that the consent authority does not oblige the applicant to provide construction details up-front where the applicant may prefer to test the waters first and delay applying for a construction certificate until, or if, development consent is granted.*

**(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 - The proposed external alterations utilise an existing excavated area and the internal alterations are contained within the building and therefore will have no impact on the natural environment.*

*Built Environment - The proposed external alterations will improve the built environment in terms of both safety and convenience the lodge occupants and will be aesthetically consistent with the existing building and the requirements of the resort and park. The internal alterations are contained entirely within the existing building envelope and will have no impact on the built environment .*

*Social and Economic Impacts in the locality - The proposed external and internal alterations will generally improve the functional use and the privacy amenity of the occupants of the building. In addition the works being undertaken will provide short term construction jobs in the locality thus having a positive economic impact*

**(c) the suitability of the site for the development**

*The subject site is an existing building suitable for the proposed external and internal alterations as they will only serve to improve the amenity of the building.*

**(d) any submissions made in accordance with this Act or the regulations**

*Not applicable.*

**(e) the public interest**

*The proposed internal alterations will result in an improvement to the existing club lodge and it's amenity without generating any negative impacts on the environment. This can be considered as being within the public interest.*

## 5.0 Conclusion

*The proposed development maintains the current use of the property as a ski club for use by Lodge members and guests.*

*The alterations to the exterior significantly improve both the safety and convenience of those using the building and significantly improve the accessibility of the building for services, power, sewer, garbage collection, during the winter season*

*The alterations to the internal areas are minor in nature, do not impact the structural integrity of the building and improve its amenity and convenience to the occupants.*

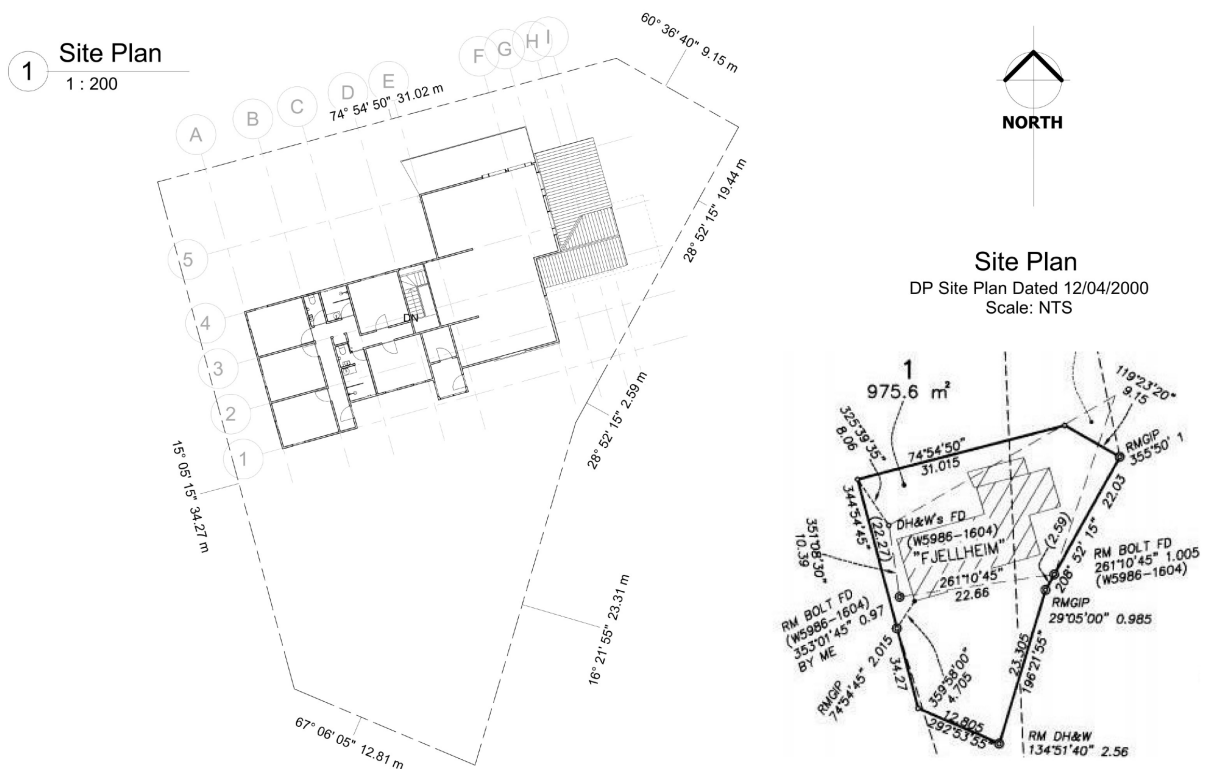
*Neither the external nor internal alterations have any impact on the surrounding buildings or environment.*

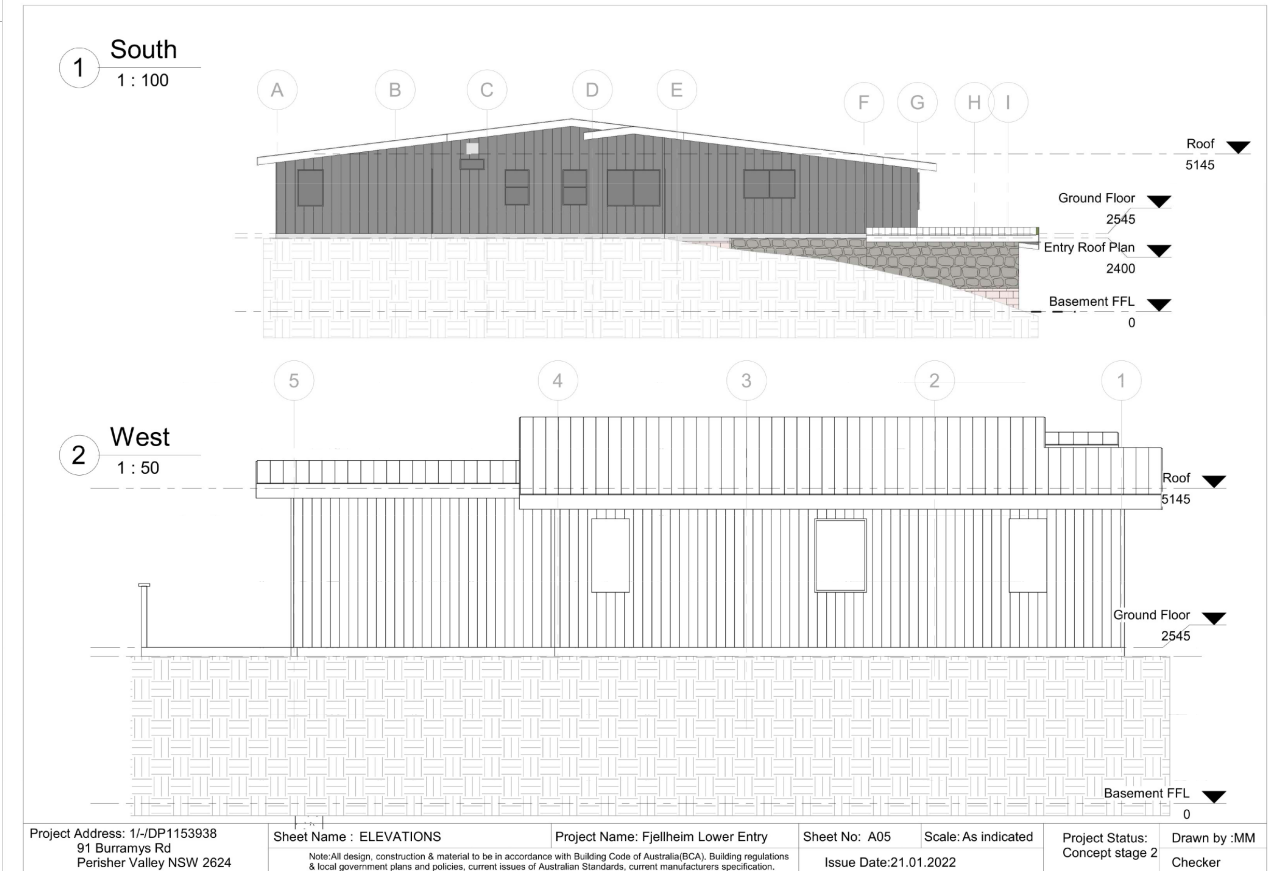
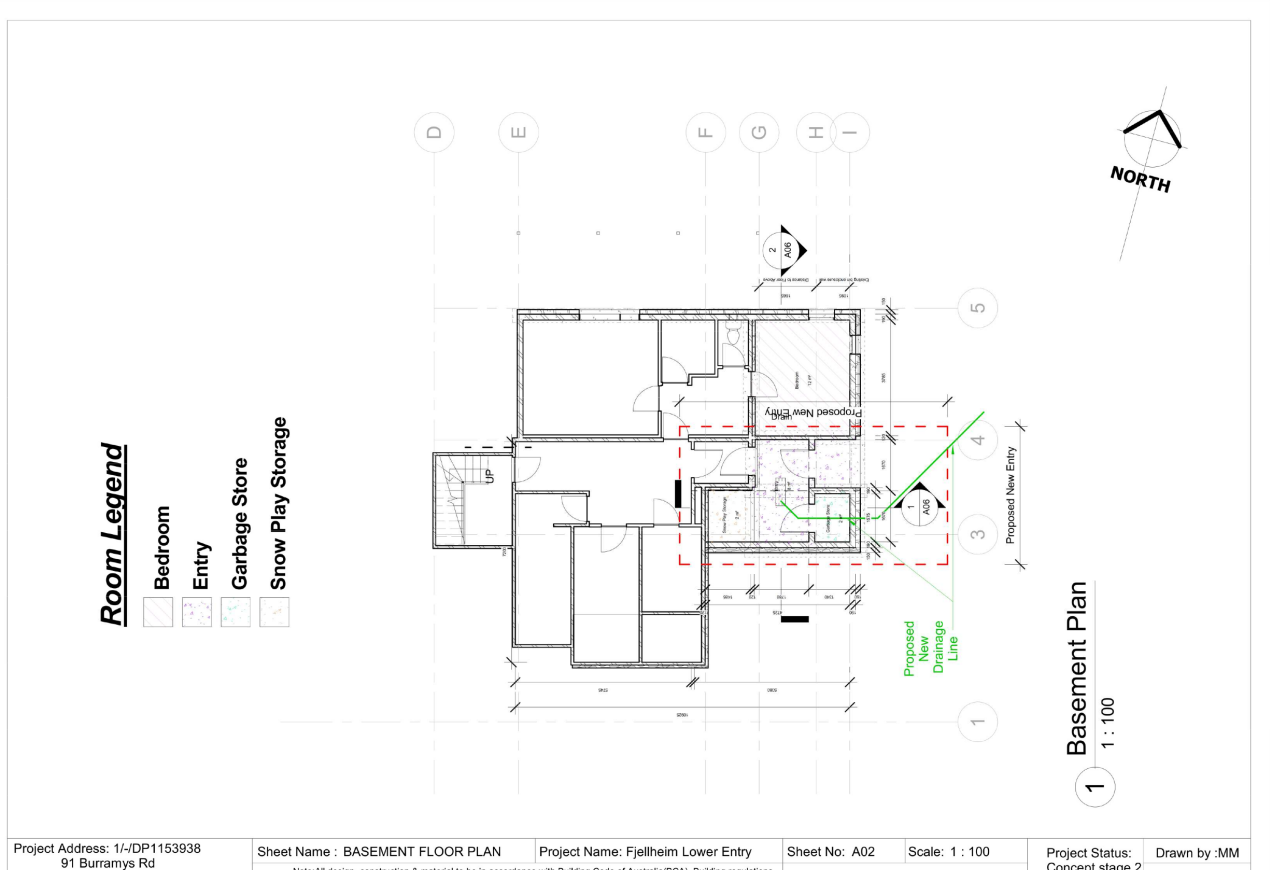
*The proposal, as submitted is permissible with the consent of Department of Planning and is consistent with the provisions of the State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.*

*In view of its compliance to controls as detailed in the previous section of this Statement of Environmental Effects, its merits and the absence of any significant effects on the environment, scenic quality of the area and the amenity of the neighbouring properties, we trust that you consider the proposal worthy of approval.*



## A09 ROOF PLAN





# SEE - Fjellheim Ski Lodge, Perisher Valley

