

# Heritage Impact Statement

## Fjellheim Lodge -

### 91 Burramys Rd Perisher Valley



Department of Planning  
and Environment

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No DA 22/9145

Granted on the 17 February 2023

Signed M Brown

Sheet No 7 of 17

#### Location and History

The Perisher Valley is located in the Kosciuszko National Park on the land of the aboriginal Ngarigo people.

Fjellheim Ski Lodge is located on a site to the north of the main valley amongst low alpine shrub and sparse woodland in general proximity to a long valley through which a feeder creek runs. This valley is known as Pretty Valley

The Fjellheim Ski Lodge was founded as a cooperative in 1960 and was granted a lease to this site in the Perisher Valley for a small lodge to be built in 1961 on Lot 1 DP 1153938 at what is now known as **91 Burramys Rd Perisher Valley**

The Lodge was renovated in 1998 with the approval of the National Parks & Wildlife Service - Snowy Mountains Region as a 1B rated lodge for occupancy by up to 12

people. This renovation involved excavation of an area of ground adjacent to the newly created lower entry to the lodge. Proposed Development

To conform to current emergency exit regulations and provide improved safety of access and egress during the winter season, a gabled enclosure of the area of the previously excavated ground as described above, adjacent to the lower entry to the Lodge is proposed.

New footings for the proposed walls of the development will be within this area and no further excavation beyond it will be required

### **Heritage Impact**

An examination of the records of the Cooperative from the time of the 1998 renovation did not find any reference to any Heritage Impact of that development.

In a discussion with a representative of National Parks & Wildlife in Jindabyne in 2020 in relation to proposed repainting of the lodge to its current colour it was advised that the Fjellheim Ski Lodge was not listed as a heritage item.

The Lodge is apparently rated as a representation of Level 2 Alpine Architecture and is a good example of that but it not Heritage Listed building

Much of the building is in original condition but there is a need of an upgrade to improve the accessibility of the lower entry in winter and to meet current fire exit safety requirements and an internal upgrade of bathrooms and toilets to meet current standards and expectations of accomodation.

The proposed renovation of the lower entry of the building has been designed in a manner that is sympathetic to the original.

### **Summary**

The proposed renovations to Fjellheim Ski Lodge do not have any Heritage impact

### **Authorship**

This investigation and report was prepared by Ian Alwill, President of Fjellheim Ski Lodge Co-operative Ltd who has been an active member of it since 1964, its management since 1981.