



Fjellheim Ski Lodge 91 Burramys Rd Perisher Valley Kosciusko National Park

Site environmental Management Plan



Site Environmental Management Plan

Project Description

The purpose renovation of the lower entry of the lodge is to improve the safety and convenience of access and egress to the lodge for its Members and their guests

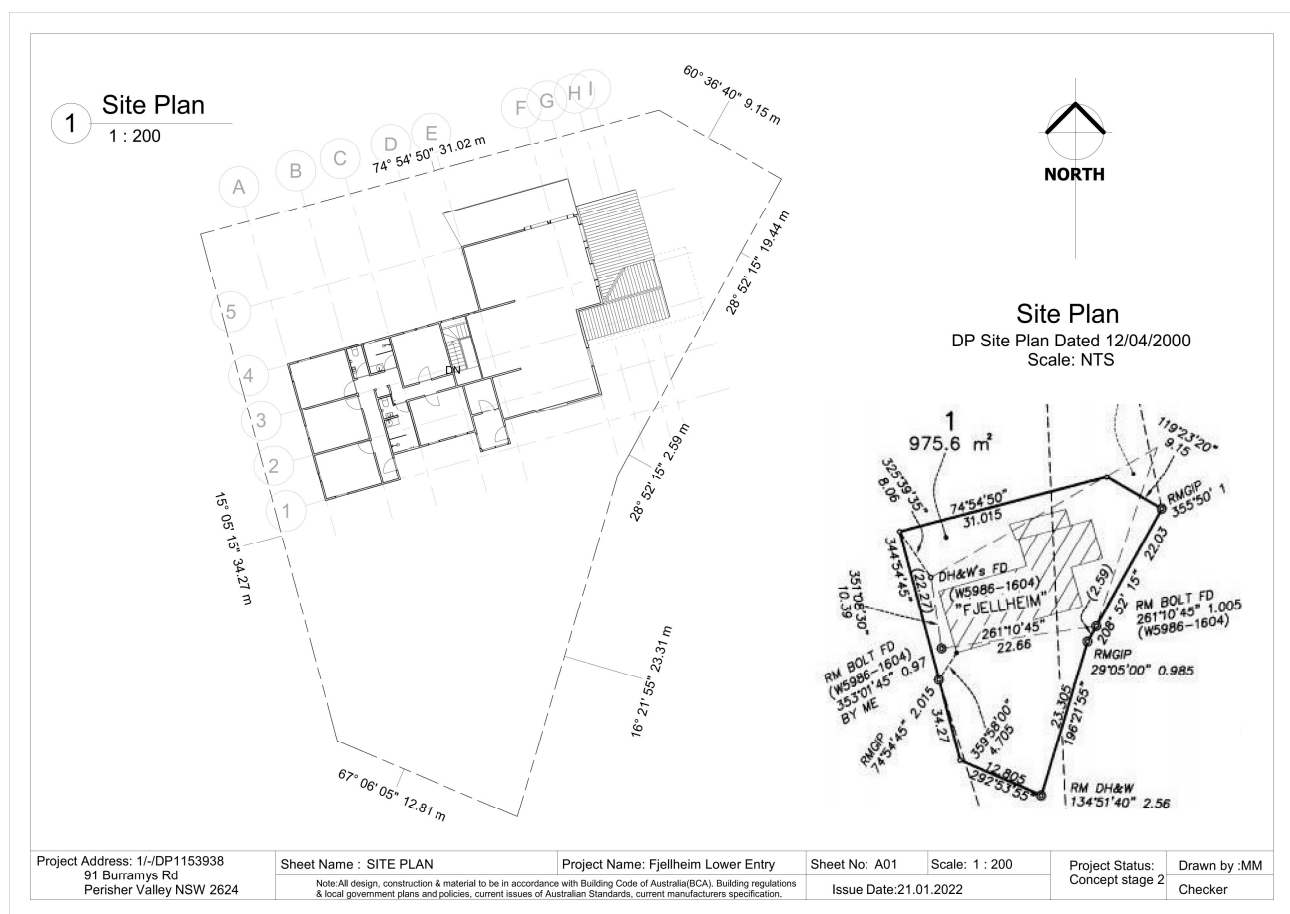
It involves extending the existing basement/lower floor level at its south-east corner approximately 1.75m towards the south, with subsequent re-configuration of the internal layout to accommodate a new entry on the eastern side of the building.

The property 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 dipping moderately to the west to dipping gently to the north-east to east .

Property Lease boundaries

The existing Lodge building and the proposed minor development are well within the defined boundaries of the lease. A large outcrop consisting of numerous boulders is located and evident on the lower north-west side of the existing development. Attachments 1 & 2 show the location of the Lodge within its lease boundaries and the large outcrop of rock which is not involved in this proposed minor development

Attachment 1



Site Environmental Management Plan

Attachment 2

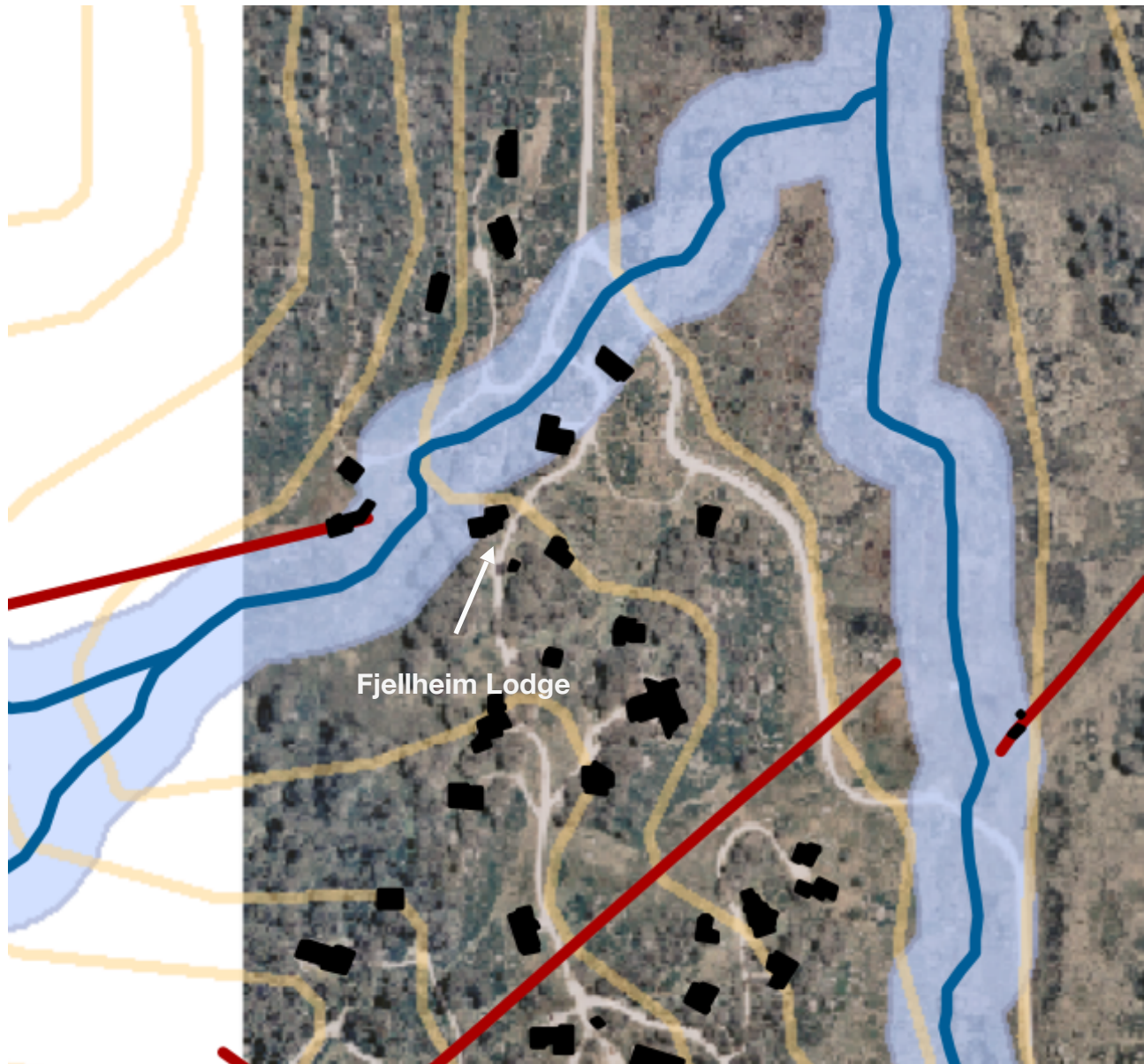


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Soil Description The soil, as advised by Crozier Geotechnical, consists of Mowambah Granodiorite which produces silty sand to silty clay soils with gravel to boulder size fragments. The soil is considered stable at this site .

Existing & Final Contours The location of the Lodge in relation to the moderate to gently sloping land contours is shown in Attachment 3. The proposed development is minor and does not alter at all the exiting contours of the land on which the Lodge stands.

Attachment 3



Exiting & Final Flow Paths. No existing water flow paths will be effected by this development and no new ones created.

Site Clearing & Vegetation Buffer Strips. No site clearing or creation of vegetation strips are required as this minor development is on an existing excavation as in Attachment 4a & Attachment 4b below.

Management of Native Vegetation. No impacts upon native vegetation are foreseen as the proposed development is constrained to an existing excavated area as shown in Attachment 4a & 4b below

Attachment 4a



Attachment 4b



Waste Management. Minimal generation of waste, other than that of minor building construction waste is foreseen as the proposed development is an existing excavation. The contracted builder will be held responsible for disposal of waste and it will be taken to the waste disposal centre outside Jindabyne.

Noise & Vibration Pollution. Minor building construction noise only is foreseen between the regulated hours of 7.30am & 5.30pm Monday to Friday and 7.30am to 3.30pm Saturday. As there will be no excavation or drilling, no vibration pollution is foreseen.

Air pollution. Only minor air pollution as a consequence of the dust arising from normal building construction activity is foreseen

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Vehicular Movement. Other than for the delivery of building material which will be deposited at the flat north-eastern point of the site and within the lease boundaries as shown in Attachment 5 below, contractor vehicles will be parked in the existing site parking area within the lease boundaries also shown in Attachment 5 below

Attachment 5

