

STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION SITE DRAINAGE AND WATERPROOFING WORKS FOR HIGHWAY ALPINE LODGE

LOT 1 DP.1085250
NO. 130 WHEATLEY ROAD
PERISHER VALLEY



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 22/15955

Granted on the 5 September 2023

Signed S Butler

Sheet No 1 of 7

Prepared for
Highway Alpine Club Co-operative Limited

By
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1.0 INTRODUCTION:

This statement of environmental effects (SEE) has been prepared on behalf of the Highway Alpine Club Co-operative Limited to accompany a development application (DA) for the carrying out of site drainage and waterproofing maintenance works for the Highway Alpine Lodge located at No. 130 Wheatley Road Perisher Valley.

This SEE has been prepared pursuant to the provisions of the Environmental Planning and Assessment Act 1979 (E.P & A. Act). The SEE describes the site, its surrounds and the statutory framework within which the DA is to be determined. It assesses the matters for consideration listed under Section 4.15(1) of the E. P & A. Act.

The SEE demonstrates that the proposal is generally consistent with the relevant provisions of the applicable planning instrument being State Environmental Planning Policy (Precincts-Regional) 2021.

The SEE concludes that the proposal is satisfactory when assessed against all relevant requirements. It will make a positive contribution to the long term viability of the lodge with no detrimental environmental or other impacts

The author of this statement, Lawrence Winnacott, is the principal of Lawrence Winnacott & Associates Pty. Limited and is also a Director and Chairman of the Highway Alpine Club Co-operative Limited.

2.0 BACKGROUND:

The Highway Alpine Lodge experienced a major flooding event on 20-21 July 2016. Water penetrated the lodge under the base of the north west wall and flooded into the storage/games room and other rooms. Some remedial work has been carried out however there have been subsequent events which, whilst of lesser impact, are ongoing and affecting carpet, furniture, paintwork, plasterboard etc.

On 3rd August 2022 during a severe storm a further major water inundation event occurred. It is now urgent that appropriate maintenance work be carried out to protect the lodge building from further water inundation.

To determine the cause of the water ingress, a profile one metre square was dug beside the northwest wall of the outside of the storage/games room. This wall was constructed when the 'new wing' was built in 1998. It joins the original lodge building' 3-4 metres to the left (north east) of the front entrance.

The excavation confirms that below the 1m wide gravel strip that runs beside this wall there is:

- A dish-drain which has been formed using black plastic sitting on a bed of gravel. It is 300-400mm deep and lying along the bottom of this is an ag-pipe

covered with a fabric sock. The ag-pipe is surrounded by gravel which appears to have silt from surface run-off mixed with it limiting its effectiveness. The intent of this drain is to carry away roof-water, as being in an alpine region the lodge building has no gutters. It is not intended to carry surface run-off or subterranean water.

- Below the dish drain is fill material and imported gravel extending to the bottom of the slab floor. There is no ag-pipe to carry away any ground water at the level of the slab and whilst this fill material is gravel, it also contains an amount of 'fines' which limits its effectiveness for drainage.
- Furthermore, there is no waterproofing to the outer, below grade (cavity) wall which is four Besser/block courses high. The Besser-blocks are filled with concrete and topped with two courses of granite stone work on top of the Besser-block wall. This wall sits on the concrete slab and appears to be engaged with it using a step in the slab.
- Despite the floor level of the storage/games room being below grade (ground level), on the down side of a slope it is not waterproofed.
- The inside wall sits directly on the slab without a step.
- The inside wall is capped by a galvanized steel flashing between the blockwork and the two courses of granite stone cladding. This is displaying some minor corrosion.
- The stone is also capped with a galvanized steel flashing, turned up behind the timber cladding.

The soil level is lower around the fire escape on the north east end of the building. Whilst this area was not excavated, it is evident that it also does not have below grade waterproofing. This is confirmed by ongoing issues with rising damp and the evidence of intermittent flooding in the lower fire exit.

Services:

- Telephone/Water/Electricity:

Are all located in the vicinity of the western corner of the building and well beyond the proposed dig zone.

- Gas:

An Elgas representative has visited the site, physically identified and marked the location of the gas line. It is beyond the proposed dig zone, situated in the vicinity of the join between the original building and the extension but, actually enters the original building, not the extension wing where it is proposed to excavate.

Proposed Remediation Works:

- Excavate along part of the north west wall (opposite Wheatley Road) down to the bottom of the slab removing the existing gravel fill. This excavation is limited to the length of the slab occupied by the storage/games room and the adjacent fire escapes. This will be approximately 800mm deep/750mm wide/8000mm long.
- A similar but shallower excavation is required in the vicinity of the fire escape.

- The material dug out will be stockpiled on the concrete parking pad within the Club's lease area and covered whilst the repair work is completed. The material will be re-used to fill the excavation area.
- All below surface block work is to be cleaned, high points removed and voids filled with appropriate waterproof mortar.
- Block-work will be coated with two coats of "Crommelin Exterior Grade Waterproofing" to manufacturer's specification and reinforced with reinforcing fabric at the joint between the block work and the slab.
- An ag-pipe drain will be installed in the vicinity of the base of the slab. There will be coarse ag-fill 20/70mm placed around the ag-pipe to building standards to provide adequate drainage when surface and sub-soil run-off occurs.
- It is proposed that this new ag-pipe will be located in the same trench below the existing dish-drain which will be reformed above it with the existing ag-pipe contained in it, as is currently the case.
- To protect the Crommelin Waterproofing it will be overlaid with Coreflute before partially being re-filled with 1" gravel up to the level of the existing dish drain.
- The dish drain will then be reconstructed on top of the initial fill, at the same level and to the design as the current dish drain with the existing ag-pipe utilized to existing drainage. The gravel will be reused to restore it to its present level and appearance.
- The existing and new drains will have capped risers fitted to the 'high end' so that they can be periodically flushed.
- The proposed drainage works will discharge at the same location as the existing drain within the club's lease area.

The proposed works are shown on the plans submitted with the development application. These comprise Site Plan HACBWP1 and Typical Section Drawing HACBWP2 both dated 20th October 2022.

3.0 SITE DESCRIPTION:

The subject site comprises Lot 1, DP. 1085250 and is known as No. 130 Wheatley Road Perisher Valley. The site is currently occupied by the Highway Alpine Club under a lease from the National Parks and Wildlife Service which commenced on 1st July 2014 and, with a series of options, extends to 2058. The Highway Alpine Lodge was constructed in 1963-64. Approximately 22 years ago alterations and additions were carried out including a new two storey wing extending to the north west within the lease site.

The area of the proposed works has previously been affected by building construction, excavation and drainage. The area is not in its original condition and contains no vegetation.

The site of the proposed development is shown on the location map submitted with the development application.

4.0 THE PROPOSAL:

The development application seeks consent for repairs and maintenance work comprising the carrying out of drainage works to upgrade existing drainage adjacent to the western and northern walls of the lodge building and to waterproof the exterior of those walls. The proposed works are described in section 2.0 above and are shown on the application plans. All of the proposed works are external to the lodge building. None of the proposed works will impact on site vegetation.

5.0 ENVIRONMENTAL PLANNING ASSESSMENT:

5.1 OBJECTS OF THE EP& A ACT:

The proposal is consistent with the objects of the Act as it will promote the orderly and economic use and development of land without resulting in an adverse impact on the environment.

5.2 MATTERS FOR CONSIDERATION:

Section 4.15(1) of the Act specifies the matters for consideration in the determination of the development application. Each of these is addressed below:

(a)

- (i) Any environmental planning instrument;
The relevant planning instrument is State Environmental Planning Policy (Precincts – Regional) 2021 (The SEPP).
This matter is addressed below.
- (ii) Any exhibited planning instrument:
Not applicable.
- (iii) Any development control plan:
Not applicable.
- (iiia) Any planning agreement:
Not applicable.
- (iv) Matters prescribed by regulation:
Not applicable

(b)

Likely impact on natural and built environment and social and economic impact:

The proposed drainage and waterproofing works will be located external to the lodge building and within the area of the existing drainage. This area has previously been disturbed by building construction and excavation. Subject to the work being carried out in accordance with the Site Environmental Management Plan there will be no adverse impact on the natural or built environment. The works are proposed to waterproof the lodge building and will therefore have social and economic benefits for the Club and the occupants of the Lodge.

(c)

The suitability of the site for the development:

The proposed works are to be carried out within the location of the existing external drainage for the lodge building. This area is suitable for the proposed development. The temporary stockpiling of excavated material will be on the existing concrete parking slab adjacent to the area to be excavated. Suitable environmental protection measures are contained in the Site Environmental Management Plan for this area.

(d)

Any submissions:

Public notification of the application and consideration of any submissions is a matter for DOPE.

(e)

The public interest:

The proposed drainage and waterproofing works will be of benefit to the club and occupants of the lodge building. There are no aspects of the development that will be contrary to the public interest.

5.3 CONSTRUCTION CERTIFICATE:

The proposed development involves the maintenance and upgrading of drainage and waterproofing outside the existing lodge building. Details of the proposed works are stated in Section 2.0 above.

The proposed development does not involve “building work” as defined in Division 6.1 of Part 6 Building and Subdivision Certification of the EP & A Act. The Act states *building work means any physical activity involved in the erection of a building*. As the proposed development does not involve the erection of a building a construction certificate as referred to in Division 6.2 of the Act is not required.

5.4 STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – REGIONAL) 2021:

The relevant provisions contained within the SEPP are Chapter 4 Kosciuszko National Park and Alpine Resorts.

The subject site is located in the Perisher Range Alpine Resort as referred to in the land use table contained in Part 4.2 of Chapter 4. In this area tourist accommodation (which includes lodges) is development permissible with consent. The proposed drainage and waterproofing maintenance works are ancillary to the Highway Alpine Lodge (tourist accommodation) and therefore comprise development permissible with consent.

Further to the above Clause 4.17 of the SEPP refers to exempt development within Kosciuszko National Park and Alpine Resorts and specifies requirements for this contained in sub-clauses 1-6. The forms of development specified as exempt development are included in Schedule 2 and include ‘maintenance’ as follows:

8. Maintenance

The carrying out of any development comprises in the repair of deteriorated or damaged material (whether or not in a building) or the replacement of any such material, but only if –

- a) no wall of a building is wholly replaced, and*
- b) in the case of repairs to, or the partial replacement of, the wall of a building, involving the use of material that differs in nature from the material being repaired or replaced-*
 - i) the repairs extend over no more than 5% of the surface, over any 3 year period, or*
 - ii) the replacement is of no more than 5% of the wall, over any 3 year period, and*
- c) the maintenance does not affect the load-bearing capacity of any load-bearing member of a building, and*
- d) the work does not involve the use of external combustible cladding (within the meaning of the Environmental Planning and Assessment Regulation 2000).*

The proposed Highway Alpine Lodge maintenance works involve repair and replacement of deteriorated and damaged drainage pipes and material adjacent to part of the external walls of the lodge building to stop water penetration. The proposed works fall within Clause 8 of Schedule 2 above.

In regard to the provisions of Clause 4.17 of the SEPP the following is relevant:

- There will be minimal environmental impact.
- The site is not critical habitat.
- The site is not a wilderness area.
- There will be no non-compliance with the Building Code of Australia.
- Designated development is not proposed.
- No works are proposed within a heritage site.
- The site is not an aboriginal place.
- Highway Lodge has a current Fire Certificate.
- No vegetation will be damaged.

Having regard to the above the proposed development would appear to satisfy the requirements for exempt development.

Clause 4.12 – Matters to be considered by consent authority in determining a development application:

- (a) Aim and Objectives:

The proposed drainage and waterproofing works have been designed to ensure that the impacts on the natural and built environment are minimal.

- (b) Balance between conservation and natural environment and measures to mitigate hazards:

The proposed development involves excavation and drainage and waterproofing below ground level. The application is accompanied by a geotechnical report which concludes that the works will not have any adverse geotechnical implications. There are no other hazards which are relevant to the proposed development. The Site Environmental Management Plan includes provisions for the conservation of the natural environment of the area.

- (c) Impact on transport, effluent management, waste disposal and water supply:

These matters are not relevant to the proposed development.

- (d) Any statement of environmental effects:

This SEE satisfied this provision.

- (e) Character of Alpine Resort:

The proposed drainage and waterproofing works will not alter the character of the alpine resort or the area in which the lodge building is situated.

- (f) Geotechnical issues:

See geotechnical report. No geotechnical implications have been identified.

- (g) Sedimentation and erosion control:

Sedimentation and erosion control measures will be undertaken in accordance with the site Environmental Management Plan.

- (h) Impact of stormwater drainage:

All proposed drainage works are below ground level. The drainage discharge will be in the same location as existing. Suitable rubble buffers are provided within the club lease area to spread the outflow.

- (i) Visual impact:

The proposed works are below ground level and will not have any adverse visual impact. The proposed temporary stockpile of excavated material will be backfilled into the excavated trench and the site reinstated.

- (j) Resort area activities:
Not applicable.
- (k) Ski lift facilities:
Not applicable.
- (l) Resort master plan:
Not applicable.
- (m) Riparian corridor:
Not applicable.

5.5 RURAL FIRES ACT 1997:

Section 100B of this Act relates to the requirements for obtaining a bushfire safety authority. Subsection (5) (A1) of the Act relates to development excluded from this requirement as referred to in the Regulations. Clause 45(L) of the Rural Fires Regulation 2013 excludes “the carrying of earthworks or drainage works”. As the proposed development involves such works the exemption applies.

5.6 ABORIGINAL HERITAGE:

An Aboriginal Heritage Information Management System search for the subject property has revealed that there are no aboriginal sites recorded or places declared in or near the subject property. A copy of the search document dated 10th March 2022 is submitted with the development application.

6.0 CONCLUSION:

The proposed drainage and waterproofing works are to be carried out to mitigate water inundation into the existing Lodge building. The works are to be carried out within the club lease area and in the location of the previously approved drainage.

This SEE, including the Site Environmental Management Plan has reviewed the means by which the works will be carried out it has been found that the development will have a significant beneficial effect by stopping water inundation into the lodge building. The works will be carried out over a short period of time with appropriate environmental safeguards. It has been found that the development as proposed warrants the granting of consent.