

7 February 2024

Department of Planning and Environment
Alpine Resorts - Assessments
Shop 5A
Snowy River Avenue
Jindabyne NSW 2620

Attention: Daniel James

Dear Mr James,

**State of Environmental Effects – Proposed Roof Replacement
Tate Ski Lodge
23 Mount Tate Road, Guthega**

This Statement of Environmental Effects (SEE) is submitted to the Minister for Planning and Environment in support of a Development Application (DA) for the replacement of the existing roof at Tate Ski Lodge, Guthega.

The DA specifically seeks consent for the following:

- The removal of the existing roof on the Tate Lodge;
- The replacement of the roof with a new colourbond roof in accordance with the plans prepared by TAKT dated 23 October 2023

This SEE has been prepared by Ethos Urban on behalf of the Tate Ski Lodge Co-Operative Limited. This report describes the site, its environs and the proposed development, and provides an assessment of the proposal in terms of the matters for consideration under section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This SEE should be read in conjunction with the following:

- Architectural Plans prepared by TAKT (**Attachment A**);
- Bushfire Assessment prepared by Tate Ski Lodge (**Attachment B**); and
- Site Environmental Management Plan prepared by Tate Ski Lodge (**Attachment C**);

1.0 Site Analysis

1.1 Site Location and Context

The site is located at 23 Mount Tate Road, Guthega on within the Alpine resorts lease boundaries of the Snowy Mountains National Park.

The site's locational context in Guthega is shown in **Figure 1** below.



Figure 1 Tate Ski Lodge

Source: Nearmaps

1.2 Site Description

The site is legally described as Lot 169 in DP 756697. It has a site area of 1260 m² and is owned by NSW National Parks and is leased to the Tate Ski Club Co-Operative Limited.

An aerial photo of the site is shown at **Figure 2** and a photograph of the lodge is illustrated in **Figure 3**.



Figure 2 Aerial Photo of Tate Ski Club

Source: NearMaps



Figure 3 Tate Ski Club

Source: Ethos Urban/Google

1.3 Surrounding Development

The site is surrounded by two other ski lodges to the north and south and adjoins Mount Tate Road to the west. To the east of the site is the National Park and Perisher ski area.

2.0 Description of the Proposed Development

The DA seeks approval for the replacement of the existing roof of the Tate Ski Lodge, comprising:

- Ancillary site and construction preparation including scaffolding;
- Removal of existing roof;
- Replacement of roof with a new colourbond roof

Architectural Drawings prepared by TAKT are included at **Attachment A**.

2.1 Roofing Material

The photographs in **Figures 3 to 4** illustrate the existing roof which is nearing the end of its serviceable lifespan.



Figure 4 Existing Roof of Tate Ski Lodge

Source: Penny Murray



Figure 5 Existing Tate Ski Lodge Roof

Source: Penny Murray

Proposed Roofing Material

It is proposed to use Kliplok Colourbond roofing material with a Bassalt colour finish.

3.0 Planning Assessment

Under Section 4.15(1) of the Environmental Planning & Assessment Act 1979 (EP&A Act), in determining a DA the consent authority must consider a range of matters relevant to the development. These include the provisions of environmental planning instruments; impacts of the built and natural environment; the social and economic impacts of the development; the suitability of the site; and whether the public interest would be served by the development.

The assessment includes only those matters under Section 4.15(1) that are relevant to the proposal. The planning issues associated with the proposed development are assessed below.

3.1 Environmental Planning Instruments

The DA's consistency and compliance with the relevant environmental planning instruments (EPI) in accordance with Section 4.15(1)(a)(i) is considered in the sections below.

3.1.1 State Environmental Planning Policies

The relevant state environmental planning policies are assessed in **Table 1** below.

Table 1 **Summary of consistency with State Environmental Planning Policies**

Plan	Provision	Comments
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>		The proposed replacement of the roof is not inconsistent with the provisions of the SEPP.
<i>State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development</i>	Does not apply to the Site	N/A
<i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i>	Does not apply to the Site	N/A
<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>		The proposed replacement of the roof is not inconsistent with the provisions of the SEPP.

3.1.2 **State Environmental Planning Policy (Precincts – Regional) 2021**

The *State Environmental Planning Policy (Precincts – Regional) 2021* “Regional SEPP” is the principal guiding EPI relevant to the site and establishes the key parameters and standards for new development.

The Tate Ski Club is located within the boundaries of the Perisher Range Alpine Resort as illustrated on the map in **Figure 4** below.

The Minister for Planning and Environment is the consent authority for the purposes of land to which Chapter 4 applies to. In addition Clause 32C(2)(a) of the *Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017* provides that the Minister is the consent authority for development applications within Ski Resort Areas.

Tourist and Visitor Accommodation is permitted with development consent in the Perisher Range Alpine Resort pursuant to clause 4.7 of the Regional SEPP. The replacement of the roof is development which is for the purposes of Tourist and Visitor Accommodation.

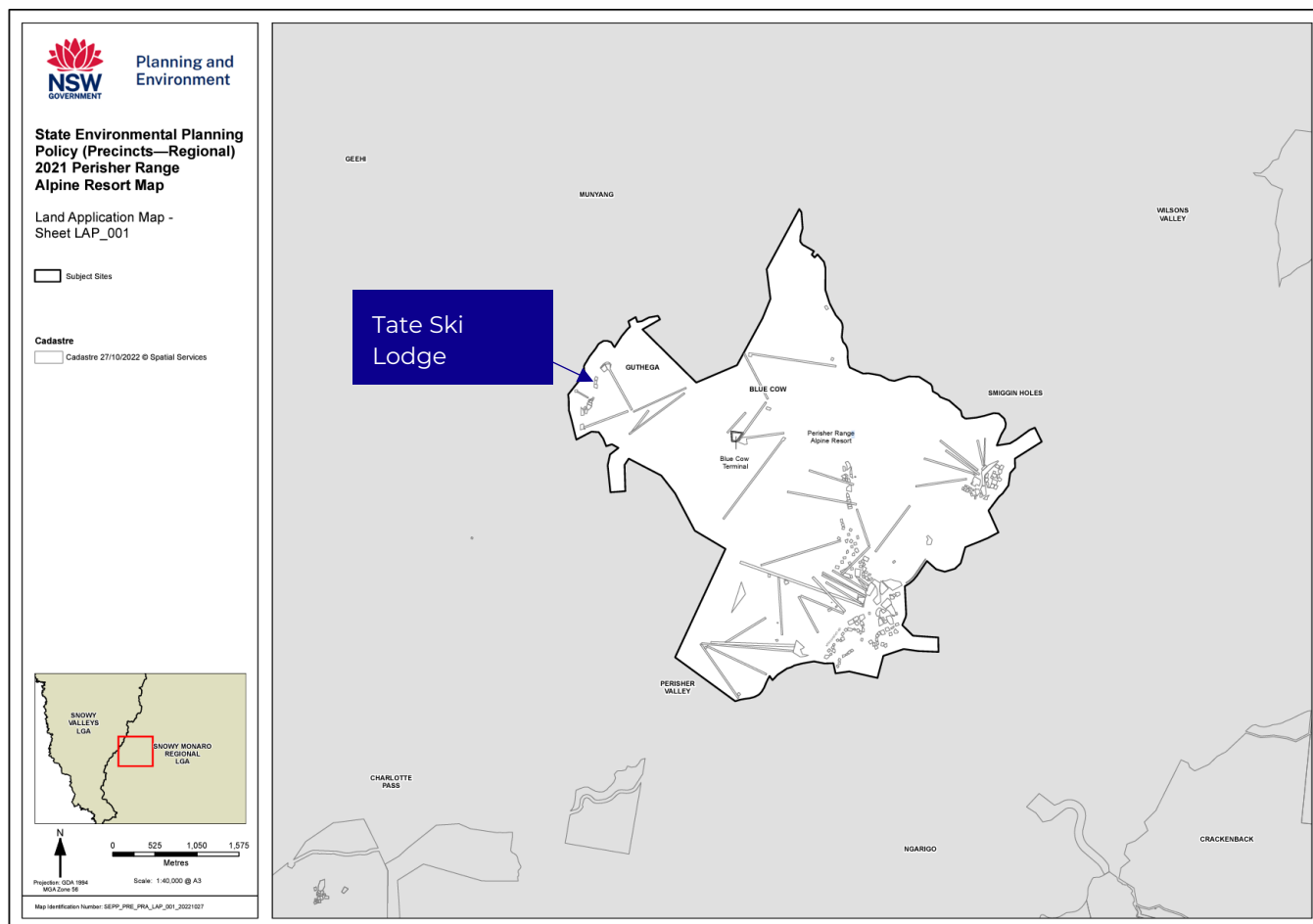


Figure 6 Perisher Range Alpine Resort Map

Source: Department of Planning and Environment

The proposal's consistency with the relevant clauses of Chapter 4 (Kosciuszko Alpine Region) the SEPP is assessed in **Table 2** below.

Table 2 Assessment against Chapter 4 of the Regional SEPP

Clause	Assessment
Clause 4.1 <i>Aims and Objectives of the Chapter</i>	
Clause 4.14 <i>Development by Crown, public authorities</i>	This clause is not applicable the development
Clause 4.15 <i>Development on land on Kosciuszko Road and Alpine Way</i>	No works are proposed on the Kosciuszko Road or Alpine Way
Clause 4.16 <i>Development near Kangaroo Ridgeline</i>	The site is not located near Kangaroo Ridgeline
Clause 4.17 <i>Classified Roads</i>	No works are proposed on or connecting to a classified road
Clause 4.18 <i>Bush Fire Hazard Reduction</i>	This clause is not applicable to the development

Clause	Assessment
Clause 4.19 <i>Public Utility Infrastructure</i>	The development does not involve Public Utility infrastructure
Clause 4.20 <i>Conversion of fire alarms</i>	The development does not involve works that require the conversion of fire alarms
Clause 4.21 <i>Heritage Conservation</i>	Tate Ski Lodge is not a listed item of environmental heritage
Clause 4.22 <i>Conservation incentives</i>	This clause is not applicable as the site is not a heritage item
Clause 4.23 <i>Eco-Tourist Facility</i>	Development for the purposes of an eco-tourist facility is not being proposed
Clause 4.24 <i>Flood Planning</i>	The site is not within a flood planning area
Clause 4.25 <i>Earthworks</i>	No earthworks or permanent earth disturbance is proposed as part of this application.
Clause 4.27 <i>Consultation with National Parks and Wildlife Service</i>	It is expected that the Department of Planning and Environment will consult with the NPWS
Clause 4.28 <i>Consideration of Master plans and other documents</i>	The Perisher Range Resorts Master Plan is considered in further detail below at Section 3.2.
Clause 4.29 <i>Consideration of environmental, geotechnical and other matters</i>	As previously noted, there will be no excavation or permanent disturbance of the soil or earth proposed as part of the development.

3.2 Perisher Range Resorts Master Plan

The proposed roof replacement is not inconsistent with the Perisher Range Resorts Master Plan.

3.3 Key Issues and Likely Impacts

This section details the key planning issues and likely environmental, social, and economic impacts of the development on the natural and built environment in accordance with Section 4.15(1)(b) of the EP&A Act.

3.3.1 Bushfire

A bushfire assessment report has been prepared by the Tate Ski Club. It concludes that:

“the proposed roof replacement is necessary as the roof is close to end of life. The replacement will allow for improvements to the protection of the lodge against bushfire and ember attack through improvements to the roof assembly and through improvements to ember protection at the roof and eave interface, and other edge of roof sheet areas.

The Board of the Tate Ski Club will be guided by the requirements of AS 3959:2018 for the replacement of the existing roof sheets and associated maintenance work to mitigate the effects of bushfire attack.”

3.3.2 Construction Impacts

A Site Environmental Management Plan has been developed to guide construction of the project. It can be conditioned as part of any approval.

3.4 Social and Economic Impacts in the locality

The proposed development will provide social and economic value for Guthega and the broader community. The following positive social and economic impacts are of note:

- The ongoing use of existing tourist and visitor accommodation in the Guthega Valley
- The replacement of the roof will provide longevity to the existing building fabric at the Tate Ski Lodge.

3.5 Suitability of the site for the development

In accordance with Section 4.15(1)(c) of the EP&A Act, the site is considered to be suitable for the proposed development for the following reasons:

- The proposal relates to the re-use of an existing building structure for the recladding of roof to provide longevity to an existing and well used lodge building in the Guthega Valley.

3.6 Public Interest

In accordance with Section 4.15(1)(e) of the EP&A Act, the proposed development is in the public interest.

4.0 Conclusion

The proposed development seeks approval for the replacement of the existing roof at the Tate Ski Lodge.

This SEE has provided a detailed assessment of the proposal against the relevant matters under Section 4.15(1) of the EP&A Act. The application is recommended for approval given the following reasons:

- The proposed development is consistent with the aims and objectives of the relevant environmental planning instruments
- The proposed development will not disturb any vegetation or require the undertaking of earthworks;
- The environmental impacts associated with the proposal are generally positive and will not give rise to any adverse impacts; and
- The proposed development is suitable for the site and is in the public interest.

Yours sincerely,



Andrew Duggan
Director