

**DEVELOPMENT APPLICATION
ALTERATIONS TO ALPENHOF LODGE
KOSCIUSZKO ALPINE CLUB
MT PERISHER**



STATEMENT OF ENVIRONMENTAL EFFECTS

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1 INTRODUCTION

This Statement of Environmental Effects has been prepared to accompany a development application for minor alterations to the Alpenhof Ski Lodge Kosciuszko Alpine Club (KAC) premises at Perisher. The proposed works relate to the correction of deterioration in the concrete slab of the building. The application has been prepared in accordance with the advice from the Department of Planning in relation to the preparation of development applications for matters subject to State Environmental Planning Policy (Precincts—Regional) 2021 as it relates to Kosciuszko Alpine Regions.

The consent authority for the application is the Minister for Planning.

This SEE considers the proposed development in relation to the provisions of those planning instruments applying to the site. It is concluded that the proposal will implement the aims and objectives of the policies and will not cause any adverse environmental impacts.

2 THE SITE AND ITS CONTEXT

2.1 Site Location and Description

The site of the Alpenhof Lodge is located in the Kosciuszko National Park within the Perisher Village off Kosciuszko Road. It is within walking distance of the ski tube and the ski fields. The site comprises a lease area and is described as Portion 53 Parish of Guthega. The site has an area of 1610.7m².



KAC Lease Area

The site is currently occupied by a concrete block and stone two and three storey building with a metal deck roof. The building is used as a ski lodge and is licensed for 46 beds. The building sits in a cutting on the site and the site slopes up approximately 5m to the rear. There are stone retaining walls around part of this area. The existing building has open balconies at the front on both floors and the roof has a slight pitch at the front. The building has a stone base and is painted concrete above this with timber trim.

There is a gravel car parking area in front of the building which is used as a drop off space and informal parking. There are no marked car parking spaces, and a small landscaped area. At the rear of the building there is a stone retaining wall and there are oil tanks and a service area.



Source Six Maps
Location of KAC Site Perisher

2.2 History of the Site and Heritage

The existing building on the site was developed in 1973 when a lease was issued to the KAC. The building was built as a lodge for club members. This was at the end of a period of consolidation in the Perisher area when the bed numbers rose to 2000 in 1970 accommodated in 65 club lodges. In 1974, a Plan of Management was adopted for the Perisher area and this placed a maximum number of 2500 beds in the resort.

Neither the site nor the existing building is listed as a heritage item under the provisions of the State Environmental Planning Policy (Precincts Regional) 2021.

The Ski Resorts Heritage Study Peter Freeman Pty Ltd June 1998, lists the Alpenhof Lodge as a Schedule 3 building which identifies it as a building of cultural significance by virtue of its historical, aesthetic and/or social significance and an integral component of the Ski Resort. It also contributes to the Resort's 'corporate' cultural significance. This, however, is the lowest level of significance identified in the study. The building is noted as having a European Alpine design.

2.3 Aboriginal Heritage

There are no indications that the site contains items or is significant in relation to aboriginal cultural heritage. The proposal does not disturb the site.

2.4 Site Constraints

The existing building occupies over 50% of the site area and the remainder of the site is constrained in terms of the changes in levels.



**Source Six Maps
KAC Building and Site**

2.5 Vegetation

There is little vegetation on the site. There are small trees in the landscaped area in front of the lodge and there are some small grassed areas around the building. There is no identified threatened vegetation on the site and it is not located in an identified protection area under any relevant legislation.

2.6 Site Context

All services are available to the site and are connected to the building. There are stormwater pits at the rear of the building. Vehicle access is available from a small link road off Kosiuszko Road to the car park

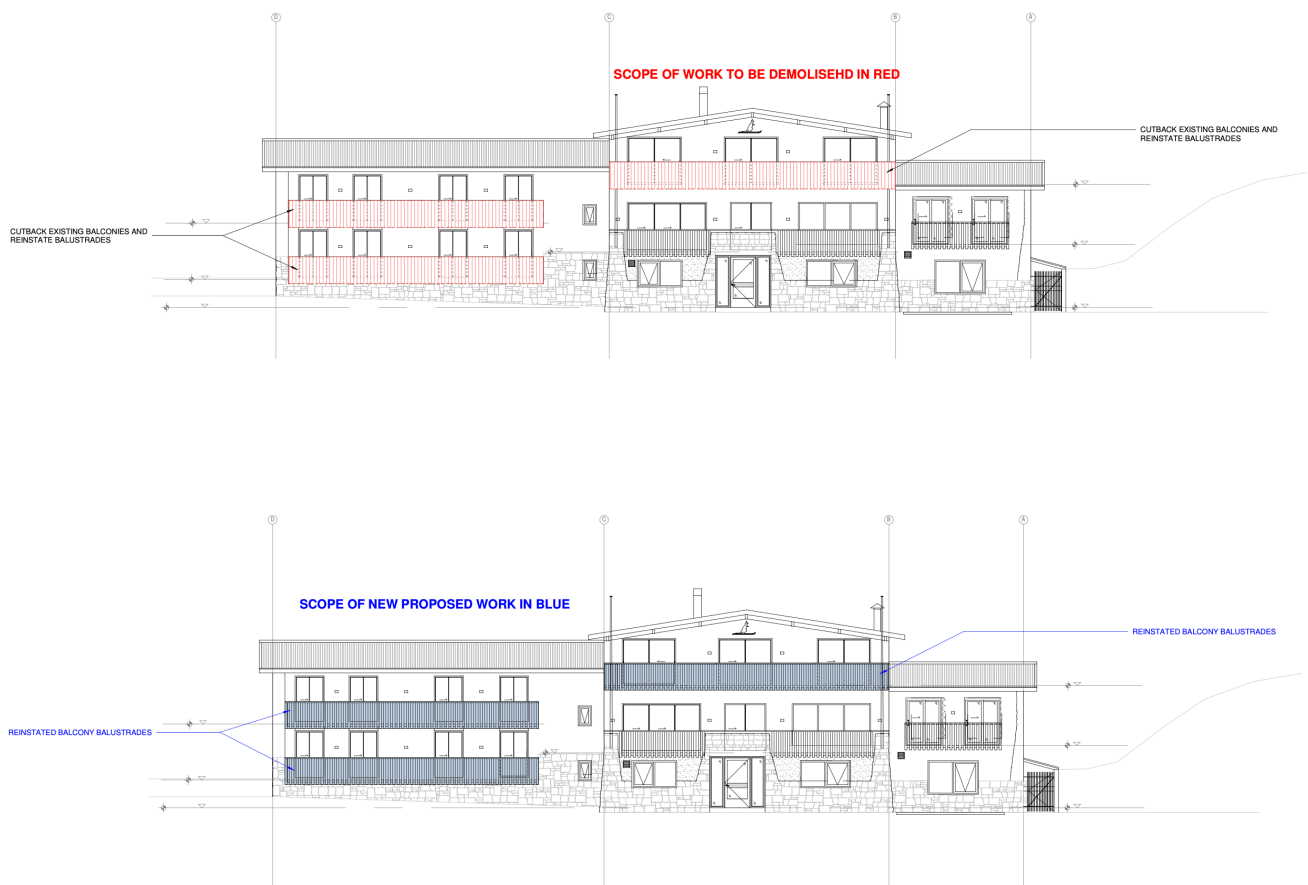
areas. There is also access for service vehicles at the rear of the building. Pedestrian access is from both the front and back of the site. There is no separate signage associated with the building and the name of the building is on the frontage.

The site is on the western edge of the Perisher Village area off the road leading to the lodges on the higher areas along the western slopes. Generally, the adjoining development comprises lodges of a similar bulk and scale with generous separations between the buildings.

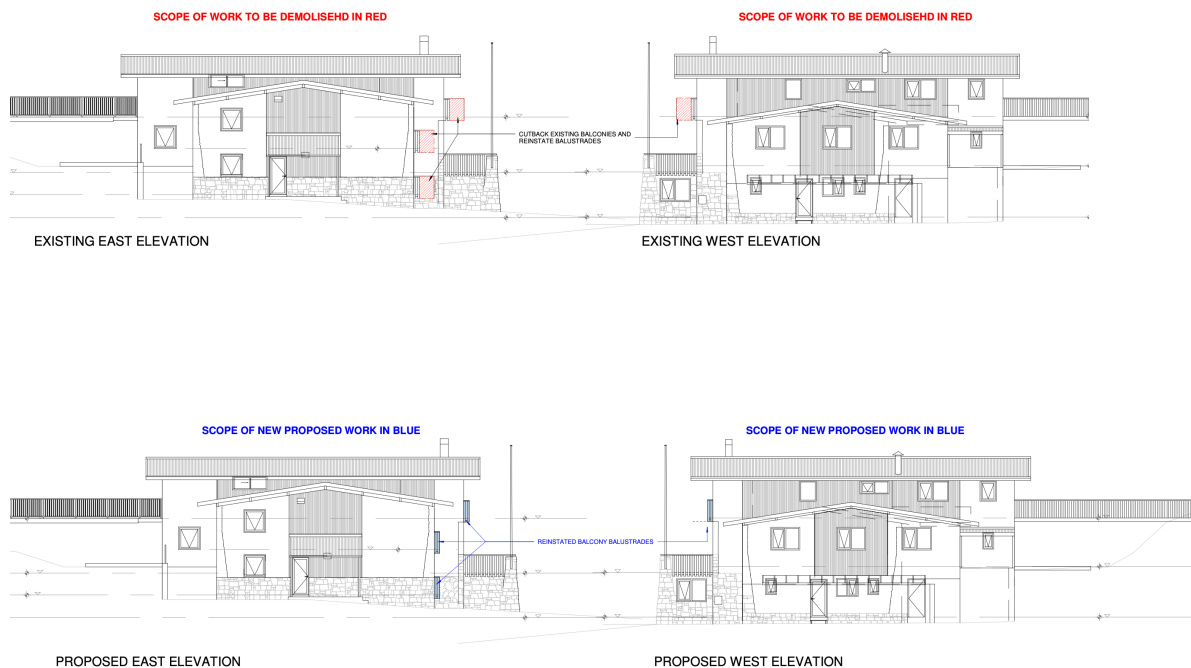
3 PROPOSED DEVELOPMENT

3.1 Description of the Development

The proposed development relates to the alteration of the balconies on the ground floor and first and second floors on the eastern end of the northern façade of the building. The balustrades will be removed and the balcony floors will be cut back approximately 800mm to remove corroded areas. The balustrades will then be reinstated so there will be no change to the appearance of the building. The reason for this work is that water has been getting into the slab. The cutting back will enable the affected areas to be treated and the areas will be waterproofed to prevent any further deterioration.



PROPOSED NORTH ELEVATION



3.2 Engineering Details

An engineering report has been prepared to accompany this application by Sellick Consultants. They have concluded that the proposed modification is structurally sufficient for the application and the structural adequacy and long-term durability of the balconies.

3.3 Bushfire Assessment

A Bushfire Assessment has been carried out of the proposal by Ecological Australia and accompanies this application. It concludes that following assessment of the proposal it satisfies the applicable objectives of "Planning for Bushfires 2019" providing the recommended bushfire protection measures are implemented.

3.4 Waste Management

A Waste Management Plan has been prepared by Mammoth Projects Pty Ltd and accompanies this application.

3.5 Snow Deposition

The proposed changes to the balconies will not lead to any changes in snow deposition on the site.

3.6 Services

There will be no change to the existing services to the building.

3.7 Colours and Materials

The colours and material used will be the same as those on the existing building.

3.8 Social and Economic

There will be no social or economic impacts from the proposal. The works will be carried out during the off-season months so there will be no economic impact on the operation of the building in terms of provision of accommodation.

3.9 Access and Traffic

Access to the site will remain as it is at present. There will be no change in the traffic generation of the site as a result of the development.

3.10 Privacy and Views

The privacy of occupants and adjoining buildings will not be affected by the proposal. The reinstatement of the balustrades will reproduce the current situation.

3.11 Demolition

A Construction Management Plan and Waste Disposal Plan will be submitted with the Construction Certificate application.

4 COMPLIANCE WITH PLANNING CONTROLS

4.1 Commonwealth Legislation

4.1.1 Environment Protection and Biodiversity Conservation Act

The Environment Protection and Biodiversity Conservation Act 1999 provides a legal framework to protect and manage nationally and internationally important aspects of the Australian environment. The EPBC Act is administered by the Department of Climate Change, Under Part 3 of the EPBC Act, a person must not undertake an action that will have, or is likely to have, a significant impact on a protected matter, without approval from the Australian Government Minister for the Environment.

Comment: The proposed development will not, or is not likely to have an impact on a protected matter as it relates to a minor change to an existing development with no impacts beyond the existing structure.

4.2 State Legislation and Controls

4.2.1 Environmental Planning and Assessment Act

The EPA Act provides in s4.15 the matters that must be taken into consideration when determining a development application. These are as follows:

- Any environmental planning instruments
- Any proposed instrument
- Any development control plan
- Any planning agreement
- The regulations
- the likely impacts of that development
- the suitability of the site for the development
- any submissions made in accordance with this Act or the regulations
- the public interest.

Comment: All of these matters are considered in this SEE.

4.2.2 Biodiversity Conservation Act

The Biodiversity Conservation Act 2016 (BC Act) aims to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ESD.

Comment: The proposed development is minor and would not trigger any further action under this Act. The development does not increase the footprint of the building on the site or its size and impact. As a result, there will not be any increase in the possibility of an impact that would need to be considered under this legislation.

4.2.3 State Environmental Planning Policy (Precincts-Regional) 2021

Controls	Comments
Aims	The proposal does not alter the existing development in any way that would be inconsistent with the aims of the REP. The proposal is a minor alteration to an existing use.
Objectives	The proposal is in line with the objectives of the plan. It is a minor alteration to an existing use that will ensure the ongoing safety and security of the existing structure. There will be no change in the compliance of the existing use with the principles of ESD or geotechnical objectives as a result of the proposal.
Land Application	Perisher Range Alpine Resort is listed as an area the plan applies to
Land Use Table	The use is permissible in the area
Heritage Conservation	The site is not listed as having heritage or Aboriginal Heritage Items on it under the plan
Flood Planning	Not applicable
Earthworks	No earthworks will be carried out as part of the development
Master Plans	The Snowy SAP Master Plan is applicable to the site. The site is marked as within the "development area" for the Perisher area
Consultation with NPWS	The application will be referred to them
Consideration of Masterplans and other Documents	
Conservation Agreements under EPBC Act 1999	Not Applicable
Geotechnical Policy Alpine Resorts	Not applicable as there will be no land excavation or change to existing landform
Balance between conservation of the natural environment and measures to mitigate environmental hazards	The proposal is minor in nature and will not require any measures to mitigate environmental hazards or impacts on the natural environment

Visual Impact of the proposed development	There will be no visual impact from the proposal. The balustrades will be reinstated and the appearance of the building will be the same as previously. There will be no change in the visual impact of the total development
Cumulative impact	The proposal will not add to the footprint, the visual impact or the intensity of the use of the site.
Capacity of the existing infrastructure	The proposal will not increase the demand on available infrastructure as it will not intensify the use of the site
Capacity of existing waste services to deal with waste	There will be no additional waste as a result of the development. Waste generated during construction will be dealt with under a waste management plan
Earthworks/Stormwater Drainage	No such works are proposed
Character of the Alpine Areas	The development will not alter the character of the Alpine Areas as there will be no visible change or intensification of the existing use.
Kosciuszko National Park Plan of Management	The proposal does not contravene the provisions of this plan

4.2.4 Perisher Range Resorts Master Plan

The existing building is within the Perisher Valley Central Precinct in this plan. Since the plan was approved the building has been renovated but there has been no increase in the intensity of the use of the site. The renovations complied with all the provisions of this plan when approved in 2008. The current proposal does not alter these compliances in any way.

4.2.5 Perisher Blue Ski Resort Ski Slopes Master Plan

The existing building is located in Precinct 1 The Village Centre in this plan where it is a permissible use. The policy contains development standards relating to height, setbacks and landscaped area. However, these would only apply if it was considered any alteration to a building is

substantial or would enable an increase in the intensity of the land use of the existing building or site. This is not the case with this proposal. The existing building is not in the G Hazard Zone on the geotechnical map. The proposal will not in any way alter the character of the existing building. Its built form will be slightly changed but this change will be imperceptible. There will be no change to access, uses, natural vegetation and landscaping or the environmental performance of the building and its use.

5 ASSESSMENT OF THE APPLICATION

5.1 Compliance With Planning Controls

The compliance of the proposal with the relevant legislation and planning policies applying to the site has been dealt with in s4 of this report. The analysis finds that the proposal is a minor matter proposed as part of the maintenance of the building and does not alter the overall compliance of the building with the relevant planning controls

5.2 Impacts of the Proposal

There will be no adverse impacts from the proposal as there will be no changes to the shape, size or appearance of the existing building. The balustrades will be removed, the balconies reduced in size and the balustrades reinstated. As a result, there will be no visual or privacy impacts, the building will appear as it is now. Construction will be minor and will not have any adverse impacts. There are no heritage impacts as a result of the proposal.

5.3 Suitability of the Site

The site is suitable for the development as the existing use will continue as it is now as a ski chalet providing accommodation for members.

5.4 The Public Interest

It is in the public interest that the development be approved as the maintenance of the building is in the public interest to ensure its ongoing operation as a ski chalet. The continuing updating and improvement of the accommodation in the ski fields ensures that the accommodation provided is suitable for the visitors to the area.

