



ARCHITECTURE FOR LIFE

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31<sup>st</sup> October 2024

To the Assessing Officer of the Application,

**STATEMENT OF ENVIRONMENTAL EFFECTS  
FOR SECTION 4.55 (1A) MODIFICATION TO DA No. 10626  
FOR ADDITIONAL REMEDIAL WORKS AT  
35 WHEATLEY ROAD, PERISHER VALLEY NSW 2624**

We refer to the development consent (DA No. 10626) granted by the Council on 21st January 2021 for the recladding of the ski lodge at 35 Wheatley Road, Perisher Valley, NSW 2624.

The proposed changes to DA No. 10626 do not alter the planning assessment previously submitted with the original planning application. The previous Statement of Environmental Effect is provided below with any relevant comments relating to the modifications proposed have been highlighted in yellow.

### Introduction

35 Wheatley Road, Perisher Valley (Perisher Huetten) is an existing 12 room Club lodge offering accommodation for sports and recreational activities related to the ski fields and the National Park to its 250 members and their guests under the conditions and requirements of the current Lease Agreement. The original lodge was built in the 1960's and a major renovation and addition was carried out in the summer of 1999-2000. There is a current approved DA on the site, DA10139, to replace a number of existing windows which had deteriorated.

Since the commencement of DA10139, extensive rot was found in certain areas of the timber cladding & framing. This has triggered the submission of a minor development application to replace and upgrade timber framing and external timber cladding for the whole building. The proposal seeks to upgrade the existing timber cladding with Colorbond Standing Seam to comply with the NSW RFS report (RFS REF:DA 20200203000419-Original-1) approved with previous DA10139.



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The modifications proposed to the DA 10626 seek to continue these upgrade and remediation works to the façade. The Section 4.55 modification addresses further necessary remediation, including urgent structural repairs, additional window replacements, and recladding of the building's northwest gable.

The following document has been prepared to cover the aims and objectives of the Alpine State Environmental Planning Policy (Kosciuszko National Park- Alpine Resorts) 2007 and any additional matters to be considered by the consent Authority.

### **Project Description**

The developmental application proposes to replace the building façade as rot of existing materials has been revealed whilst replacing windows under DA10139. The existing façade is painted timber cladding with timber framing behind. To comply with NSW RFS Report REF:DA 20200203000419-Original-1 this proposal seeks to replace the timber cladding with Colorbond standing seam cladding due to its fire resistant properties.

The additional scope proposed as part of this modification to DA No. 10626 is outlined below:

- Replacement of 9x glazed windows within existing openings to match existing.
- Recladding and making the northwest gable wall structurally sound.

To effectively carry out the replacement of the cladding scaffolding and moveable platforms will be required.

### **Current Development and Approvals**

The lodge exists and operates under a current Lease Agreement and no changes to the use, number of beds or terms and conditions under the operation of that agreement are envisaged. The proposal seeks only to make the project more sustainable and easier to effectively maintain and operate. It is designated and approved as a Class 3 building under the NCC and operates within that framework in terms of access, egress and fire protection measures.

DA10139 has been approved for the lodge to replace certain windows on the façade. To complete DA10139 approval is required to upgrade the cladding.



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### **Suitability of the Development**

As the lodge has been effectively operating since the 1960's in its current location it forms part of the cultural and built fabric of Perisher Valley. The replacement of defective framing and cladding is seen as a critical piece of maintenance by the Committee of the Club to ensure the effective ongoing and responsible use of the facility. The works will have no negative impacts on the biological and environmental context and flora and fauna, on the amenity of the existing or future amenity of the site and helps prolong the life and effectiveness of the built structure and asset. Consideration has been given to the Biodiversity Conservation Act 2016 & to Aboriginals Culture Heritage but as it is a minor development there will be no impacts.

The site has vulnerability to bush fire attack as like many lodges in Perisher Valley it is close to remnant snow gum forests. The new proposal seeks to meet bushfire requirements and upgrade the cladding to a Lysaght "*Enseam*" cladding system in a colorbond colour to replicate the current colour being a charcoal grey. The current timber frame and cladding cannot meet the bushfire requirements from the RFS. A recent approval for clearing overhanging branches and encroaching trees was given to ensure that any threat is minimized.

The Thermal performance of the new cladding system will exceed that of the existing and will be more weatherproof and require less maintenance and ongoing work to retain its physical performance and finish.

The proposed additional remediation works will allow the last remaining portions of timber clad areas of the building and existing windows, to be upgraded to the same specification as per the work completed in the previous 2 DAs.

### **Snow Deposition**

As no change to the building form, roof or footprint of the structure are envisaged, no consideration of unsafe areas or mitigation measures will be required for the deposition of snow. The current building works well in this regard and the movement of snow during the winter months are well understood after many years of operation in this location.

No change.



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## **Demolition**

As the cladding replacement is essentially like for like, it is implied that any demolition required will be very localized and detailed. All framing, cladding and associated fixings will need to be carefully removed so replacements can be neatly and carefully installed with minimum impacts on the existing exterior and interior fabric. Any material removed will be dismantled and where possible, recycled and dealt with according to the relevant Australian Standards.

**No change.**

## **State Environmental Planning Policy (Kosciuszko National Park- Alpine Resorts) 2007**

The proposal is consistent with the aims and objectives the SEE in that within the context of the Kosciuszko National Park the project and envisaged works adhere to the objectives of creating ecologically sustainable development with the Park setting ensuring the conservation and protection of natural systems and biodiversity within the recreational setting of the ski fields. The project contributes and facilitates the ongoing encouragement and support of services, facilities and infrastructure necessary to sustain the social and economic activities within this unique natural and cultural environment.

**No change.**

## **Visual Impacts**

The proposal will change the material for the cladding but the visual impact will be minimal as the colour and detailing will remain consistent with the current timber cladding colour. There will be no change to the building envelope, setbacks or landscape areas. Although, the building has identifiable cultural heritage value the proposed works will only help in the ongoing maintenance and sustainability of the facility.

**No change.**



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## Sustainability

The committee are very concerned with potential ongoing issues with the disintegration of the existing cladding. The replacement and upgrade of materials will make sure the building is compliant with Fire regulations. It will also help with the performance of the lodge as it require less maintenance then the current cladding and will have better thermal properties. The aim is to make the lodge more economically and environmentally sustainable for the term of the Club's lease within the Kosciuszko National Park.

No change.

## Summary

In summary, the proposal will improve the condition of the building by upgrading the cladding. This will improve the economic and environmental sustainability of the facility while also improving the amenity for guests and ensure the club can maintain the lodges ongoing operation into the foreseeable future being the term of the current lease.

The proposed modifications to the original DA have no additional impact on the surrounding environment. The additional upgrade work will not impact the surrounding environment beyond the recladding works already included and approved in DA No. 10626. The proposed changes do not substantially alter the existing approval, as they do not alter the lodge's use, operation, footprint, or external envelope.

Should the Council require any further information to facilitate this application, please do not hesitate to contact us. We look forward to a favourable determination.

Regards,

## Jon King

Creative & Managing Director  
Nominated Architect #6031  
Design King Company Pty. Ltd.  
For and on behalf of Perisher Huette Ltd.