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URBIS

AVALANCHE LODGE MINOR MAINTENANCE AND REFURBISHMENT WORKS

Prepared for
AVALANCHE ALPINE CLUB
20 May 2025

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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1. INTRODUCTION

This letter forms a Statement of Environmental Effects (SEE) prepared by Urbis on behalf of the Avalanche Alpine Club ('Avalanche' or 'the Applicant'). It relates to a development application (DA) for minor works at the Avalanche Lodge at 33 Porcupine Road Perisher, as summarised in **Section 5** below.

This SEE is accompanied and supported by the following information, as recommended in pre-DA discussions with the Department of Planning Housing and Infrastructure (DPHI).

- Authorisation letter from the Avalanche to submit the DA
- Estimated Development Cost (prepared by Licenced Builder Coal Coast)
- Architectural Plans (prepared by Jude Little)- refer **Appendix A**
- Site Environmental Management Plan (SEMP), included at Drawing No- S0 of the architectural plan set- refer **Appendix A**
- Bushfire Hazard Assessment Report Prepared by Accent Town Planning)- refer **Appendix B**
- Geotechnical Assessment including 'Form 4 Minimal Impact Certification' (prepared by JK Geotechnics)- refer **Appendix C**

2. ABOUT AVALANCHE

Avalanche is a residential Lodge located at Perisher Valley, established in 1965. It operates as a cooperative and is a not-for-profit Lodge. Any improvements and maintenance are funded through its members and guests.

The Covid-19 Pandemic and recent poor snowfall years has constrained funding, and accordingly any improvements and maintenance needs to be carefully managed and staged to allow them to be carried out within the financial capability of Avalanche.

The proposed works within this application are required to address necessary maintenance needs as well as providing amenities within the Lodge (specifically the refurbishment of bathrooms) that will attract increased patronage from members and guests. In turn, this increased patronage will allow funds to be set aside for ongoing maintenance.

3. BACKGROUND

In preparing this DA the following has occurred:

- The DPHI was contacted and briefed on 17 July 2024.
- Arising from this initial briefing, email advice regarding the required DA deliverables was received on 13 August 2024.
- The necessary specialist consultants were briefed and prepared the required reports that accompany this DA.
- Further guidance was provided by DPHI Officers on 20 November 2024 and 12 May 2025 regarding particular deliverables prior to formal submission of this DA.

4. SITE AND SURROUNDING CONTEXT

The subject site is located at 33 Porcupine Road, Perisher (known formally as Lot 607, DP 1158022)- refer **Figure 1** and **Figure 2** below.

Figure 1 - Aerial View of the Subject Site and Locality



Source: Six Maps

Figure 2 - Close Up Aerial View of The Site



Source: Google Maps

Works are proposed to the existing Lodge building on the site, located on the upslope (south-eastern) area of the site.

The site slopes from the south-east down toward the north-west road frontage with Porcupine Road. It accommodates only a few isolated trees.

The site and Lodge building is located in a generally open and natural small village environment and is surrounded by the following:

- To the north by the Stables Resort and also the Australian Golf Club Ski Lodge
- To the east by the Barina Milpara Lodge
- To the south by the Narraburra Ski Club
- To the west by Chez Jean Ski Club

5. PROPOSED WORKS

The works are set out in the attached architectural plans at **Appendix A**, and are summarised below (refer also to the various site photos within **Figure 3**):

- Minor internal works- refurbishing existing bathrooms (no change to the existing size or configuration) including wall and floor tiling and waterproofing, new shower screens and vanity units)
- Replace existing (deteriorating) wooden window framing to rooms with aluminium framing and strengthening of glazing to existing windows (no changes to the number of windows or their size and dimension)
- Internal changes of the specific use of certain spaces including:
 - Level 1 storeroom- to be converted to a sauna
 - Level 3 shower and bathroom area located adjacent to the kitchen- to be used for a more convenient kitchen storage area, and a reconfigured bathroom (no change to the floor area or building footprint)
- Replace existing (deteriorating) external timber balcony and stairs with steel construction (no change to the existing footprint or colour)
- Repairs and refurbishment of the existing (deteriorating) metal roof (over the Level 3 kitchen and living/dining area) and repairs to chimney
- Ongoing vegetation management of the grassed areas on site in accordance with the recommendations of the Bushfire Hazard Assessment Report.

The proposed works are minor and will not present any discernible change to the external appearance of the Lodge, however will greatly improve safety and amenity for its staff, members and guests. They are effectively 'like-for-like works' and improve the integrity of the existing materials and finishes of the building.

These works (but for the balcony repairs) would ordinarily be considered either exempt works or those qualifying as 'complying development'.

Vegetation management will consist of maintaining the length of the grassed area over the site through mowing (as required) during the non-snow season. Ongoing existing maintenance of the site (unrelated to the proposed development) has historically occurred to protect bushfire threat. This has involved there being no garden areas planted within the immediate vicinity of the building and any limbs of nearby trees being pruned to ensure they do not overhang the building (noting most trees are well removed from the existing building), as well as mowing of grassed areas, as required. This regime will continue to be managed by Avalanche through its working bees conducted during the non-snow season, and by the Lodge Managers and local contractors (if required).

Due to constrained funds of the Lodge, works are likely to proceed in a staged manner. That is, development consent is being sought for all of the works identified in the plans, however construction on certain works packages will proceed in stages when funds are available.

On this basis, Avalanche is seeking for the consent conditions to be worded in such a manner that allows ongoing occupation of the lodge while various works packages proceed, subject to their construction certificates (where they are required).

Figure 3 - Site and Building Photographs



Picture 1 - Replace existing (deteriorating) external timber balcony and stairs with steel construction

Source: Avalanche



Picture 2 - Replace existing (deteriorating) wooden window framing to rooms with aluminium framing and strengthening of glazing

Source: Avalanche



Picture 3 - Minor internal works- refurbishing existing bathrooms including wall and floor tiling and waterproofing, new shower screens and vanity units)

Source: Avalanche



Picture 4 - Minor internal works- refurbishing existing bathrooms including wall and floor tiling and waterproofing, new shower screens and vanity units)

Source: Avalanche

6. PLANNING FRAMEWORK AND OTHER ACTS

Section 4.15 (1) of the Environmental Planning and Assessment Act (EPAA) lists the matters which must be taken into consideration by the consent authority when determining a development application. **Section 7** below provides an assessment against these relevant matters for consideration.

The proposed development is categorised as “integrated development” having regard to the authorisation required under Section 100B of the Rural Fires Act 1997. Further assessment of this matter is provided in Section 7 below, and specifically within the Bushfire Hazard Assessment Report at **Appendix B**.

The proposed development is within an existing building and no excavation or tree removal is proposed. As such, there will be no impact on biodiversity. The land on which the proposed work is to occur is not mapped on the Biodiversity Values Map or otherwise affects the provisions of the Biodiversity and Conservation Act 2016.

Further, the site and nature of the proposal has also been considered against the relevant factors that need to be considered under the Commonwealth Environment Protection and Biodiversity Conservation Act (EPBC Act). The location of the site and the minor nature of works is not considered to result in any impacts that warrant any further assessment or approvals under the EPBC Act.

7. ASSESSMENT

7.1. THE PROVISION OF ANY ENVIRONMENTAL PLANNING INSTRUMENT

7.1.1. State Environmental Planning Policy (Precincts Regional) 2021

The proposal is subject to the provisions of Chapter 4 – Kosciuszko Alpine Region, of the Precincts Regional SEPP 2021. **Table 1** below demonstrates compliance with the relevant provisions of Chapter 4.

Table 1 - Chapter 4 Precincts Regional SEPP Compliance

Provision	Compliance/Comments
Part 4.1 Aim And Objectives Of Chapter	
(1) The aim of this Chapter is to protect and enhance the Alpine Region by ensuring development is managed with regard to the principles of ecologically sustainable development, including the conservation and restoration of ecological processes, natural systems and biodiversity.	Complies: The proposed development will have no negative biodiversity impacts as it involves no vegetation removal or excavation. It involves necessary maintenance and refurbishment works to allow the existing and established Lodge to continue to operate.
(a) to encourage the carrying out of a range of development to support sustainable tourism in the Alpine Region all year round, if the development does not result in adverse environmental, social or economic impacts on the natural or cultural environment of the Alpine Region, including cumulative impacts on the environment from development and resource use,	Complies: The proposed development provides necessary maintenance, and refurbishment works to allow the existing and established Lodge to continue to operate and foster a positive social environment for its members and guests, as well as attract more consistent patronage. This operation and patronage supports tourism within the area and local employment, and hence provides a positive social and economic impact. As identified elsewhere within this SEE, the proposal does not involve any adverse environmental impacts and is not of a scale that would contribute to any cumulative impact.
(b) to establish planning controls	Not applicable
(c) to minimise the risk to the community of exposure to environmental hazards, particularly geotechnical hazards, bush fires and flooding, by— (i) generally requiring development consent on land in the Alpine Region, and (ii) establishing planning controls for buildings to ensure the safety of persons using the buildings if there is a fire.	Complies: The site is bushfire prone and despite the minor nature of works proposed, a bushfire assessment has been undertaken (refer Appendix B) setting out standard recommendations to ensure the risk is minimised. A Geotechnical Assessment has also been prepared (refer Appendix C). This includes a 'Form 4 Minimal Impact Certification'. The nature of the proposed works does not involve any flood risk to the community which requires mitigation.

4.2 Land to Which Chapter Applies.	The proposed development is within the 'Perisher Range Alpine Resort' Subregion.
4.3 Definitions	The proposed development involved minor works to a ski lodge (defined specifically as ' <i>hotel or motel accommodation</i> ' which is grouped under the broader umbrella definition of ' <i>tourist and visitor accommodation</i> ' under the Standard Instrument which is adopted for the purposes of Chapter 4 of the Precincts Regional SEPP):
PART 4.2 PERMITTED OR PROHIBITED DEVELOPMENT	
4.7 Land Use Table	<p>'<i>Tourist and visitor accommodation</i>' (which accommodates '<i>hotel or motel accommodation</i>') is listed as a permissible use within the 'Perisher Range Alpine Resort' Subregion as highlighted below</p> <p><u>Perisher Range Alpine Resort</u></p> <p>1 Permitted without consent Nil</p> <p>2 Permitted with consent Advertising structures; Building identification signs; Business identification signs; Car parks; Commercial premises; Community facilities; Depots; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Fences; Function centres; Helipads; Information and education facilities; Infrastructure facilities; Lifting facilities; Management trails; Medical centres; Monitoring stations; Places of public worship; Public utility undertakings; Recreation facilities (indoor); Recreation facilities (outdoor); Recreation infrastructure; Ski slope huts; Ski slopes; Snow-making infrastructure; Staff accommodation; Telecommunications facilities; The Skitube; Tourist and visitor accommodation; Transport depots; Vehicle repair stations</p> <p>3 Prohibited Bed and breakfast accommodation; Farm stay accommodation; Any other development not specified in item 1 or 2</p>
4.8 Subdivision	Not applicable
4.9 Demolition	Complies: The proposal involves refurbishment work which in turn involves removal and minor demolition works. Such works is included within the proposal, the subject of development consent.
4.10 Temporary Use of Land	Not applicable
PART 4.3 Exempt and Complying Development	
Not applicable: Whilst elements of the proposal could be considered either exempt or complying development,	

various external works require development consent. Accordingly, all proposed works are included in the subject development application for consent.

PART 4.4 Other Development Controls

4.14 Development by Crown, public authorities, or Snowy Hydro	Not applicable: The development is not being carried out on behalf of the Crown, public authorities or Snowy Hydro.
4.15 Development on land on Kosciuszko Road and Alpine Way	Not applicable: The development is not proposed on land identified in Schedule 16 of the National Parks and Wildlife Act 1974
4.16 Development near Kangaroo Ridgeline	Not applicable: This clause only applies to land identified as "Kangaroo Ridgeline" on the Precincts—Regional SEPP 2021 Charlotte Pass Alpine Resort Map. The proposed development is not on land identified in the subject map.
4.17 Classified roads	Not applicable: The development does not front a classified road.
4.18 Bush fire hazard reduction	Not applicable
4.19 Public utility infrastructure	Not applicable
4.20 Conversion of fire alarms	Not applicable
4.21 Heritage conservation	Not applicable: There are no historic heritage items, aboriginal heritage items or places being impacted by this development.
4.22 – 4.24 Conservation incentives, Eco-tourist facilities and Flood planning	Not applicable
4.25 Earthworks (1) The objective of this section is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	Not applicable: The proposal does not involve earthworks.
(2) Development consent is required for earthworks in the Alpine Region unless— (a) the earthworks are exempt development under this Chapter or another environmental planning instrument, or (b) the earthworks are ancillary to— (i) development permitted without consent under this Chapter, or	Not applicable

(ii) development for which development consent has been given.

(3) In deciding whether to grant development consent for earthworks, or for development involving ancillary earthworks, the consent authority must consider the following matters—

- (a) the likely disruption of, or adverse impact on, drainage patterns and soil stability in the locality of the development,
- (b) the effect of the development on the likely future use or redevelopment of the land,
- (c) the quality of the fill or the soil to be excavated, or both,
- (d) the effect of the development on the existing and likely amenity of adjoining properties,
- (e) the source of any fill material and the destination of any excavated material,
- (f) the likelihood of disturbing relics,
- (g) the proximity to, and potential for adverse impacts on, a waterway, drinking water catchment or environmentally sensitive area,
- (h) appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

Complies: Although the proposal does not involve earthworks, the Site Environmental Management Plan (included at Drawing-S0 of **Appendix A**) includes the provision for silt and sediment fence to be erected adjacent to the external works as a preventative method.

PART 4.5 Development Assessment and Consent

4.26 Master plans

Not applicable: This clause relates to the preparation and content of Master Plans.

4.27 Consultation with National Parks and Wildlife Service

Consultation will be carried out by the assessing officer in relation to this DA in accordance with these provisions.

4.28 Consideration of master plans and other documents

(1) In deciding whether to grant development consent to development in the Alpine Region,

Complies: See consideration of the proposed development against the aim and objectives of Chapter 4 above.

<p>the consent authority must consider the following—</p> <p>(a) the aim and objectives of this Chapter set out in section 4.1</p>	
<p>(c) a conservation agreement under the Environment Protection and Biodiversity Conservation Act 1999 of the Commonwealth that applies to the land,</p>	<p>Not applicable: There is no known conservation agreement applying to the subject land.</p>
<p>(d) the Geotechnical Policy — Kosciuszko Alpine Resorts published by the Department in November 2003,</p>	<p>Complies: The requirements of the Geotechnical Policy have been addressed in the subject DA through the preparation of a Geotechnical assessment (refer Appendix C).</p> <p>This Geotechnical assessment includes a Form 4 – Minimal Impact Certificate and concludes that the proposed works will constitute ‘minimal or no geotechnical impact’ on the site.</p> <p>Further, the report concluded that a geotechnical report prepared in accordance with the Geotechnical Policy for Kosciuszko Alpine Resorts (2003) is not required for the proposed works.</p>
<p>(e) for development in the Perisher Range Alpine Resort—</p> <p>(i) the Perisher Range Resorts Master Plan, published by the National Parks and Wildlife Service in November 2001, and</p>	<p>Complies: The proposed development is not inconsistent with the provisions of the Perisher Range Resorts Master Plan.</p>
<p>(e)(ii) the Perisher Blue Ski Resort Ski Slope Master Plan adopted by the National Parks and Wildlife Service in May 2002.</p>	<p>Not applicable: The Perisher Blue Ski Resort Ski Slope Master Plan is not applicable to the proposed development.</p>
<p>(2) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider—</p> <p>(a) a master plan approved by the Minister under section 4.26 that applies to the land,</p>	<p>Complies: The Snowy Mountains Special Activation Precinct Master Plan 2022 applies to the land. The proposed development is not inconsistent with the relevant provisions of the Master Plan.</p>
<p>4.29 Consideration of environmental, geotechnical, and other matters</p> <p>(1) In deciding whether to grant development consent to development in the Alpine Region,</p>	<p>Complies: A Geotechnical assessment (refer Appendix C) is included with the DA.</p> <p>This Geotechnical assessment includes a Form 4 – Minimal Impact Certificate and concludes that the proposed works will constitute ‘minimal or no geotechnical impact’ on the site.</p> <p>Further, the report concluded that a geotechnical report</p>

<p>the consent authority must consider the following—</p> <p>(a) measures proposed to address geotechnical issues relating to the development,</p>	<p>prepared in accordance with the Geotechnical Policy for Kosciuszko Alpine Resorts (2003) is not required for the proposed works.</p>
<p>(b) the extent to which the development will achieve an appropriate balance between—</p> <p>(i) the conservation of the natural environment, and</p> <p>(ii) taking measures to mitigate environmental hazards, including geotechnical hazards, bush fires and flooding,</p>	<p>Complies: The development has achieved an appropriate balance between the conservation of natural environment and taking measures to mitigate hazards (Geotechnical, bushfire and flooding).</p> <ul style="list-style-type: none"> ▪ A geotechnical assessment has been prepared and includes a Form 4 – Minimal Impact Certificate and concludes that the proposed works will constitute 'minimal or no geotechnical impact' on the site. ▪ Further, the assessment concluded that a geotechnical report prepared in accordance with the Geotechnical Policy for Kosciuszko Alpine Resorts (2003) is not required for the proposed works. ▪ The proposed maintenance and repair works as well as the like-for-like window replacement works meet the requirements of Planning for Bushfire Protection 2019. The relevant BAL ratings have been provided for any new works. ▪ The site is not subject to flooding.
<p>(c) the visual impact of the proposed development, particularly when viewed from the land identified as the Main Range Management Unit in the Kosciuszko National Park Plan of Management,</p>	<p>Complies: The site is not visible from land identified as the Main Range Management Unit under the KPOM. In any case, the minor external works proposed are maintenance works to the existing condition and will be finished in the same colour as those elements that currently exist. The proposal will not result in any appreciable change to the external appearance of the building which currently sits neatly within the local landscape.</p>
<p>(d) the cumulative impacts of development and resource use on the environment of the Alpine Subregion in which the development is carried out,</p>	<p>Complies: Due to the minor nature and scale of the proposed works, the proposal will not contribute to cumulative impacts on the Alpine subregion and associated resource use.</p>
<p>(e) the capacity of existing infrastructure and services for transport to and within the Alpine Region to deal with additional usage generated by the development, including in peak periods,</p>	<p>Complies: The proposed works involve maintenance and improvements to the amenity of the existing Lodge. It will not result in an increase to the existing capacity of the Lodge that would otherwise have any impact on existing infrastructure, services or transport within the area.</p>
<p>(f) the capacity of existing waste or resource management facilities to deal with additional waste generated by the development, including in peak periods.</p>	<p>Complies: The proposed works involve maintenance and improvements to the amenity of the existing Lodge. It will not result in an increase to the existing capacity of the Lodge that would otherwise have any impact on existing waste or resource management facilities addressing additional waste arising from</p>

	the proposal.
(2) For development involving earthworks or stormwater drainage works, the consent authority must also consider measures to mitigate adverse impacts associated with the works.	Not applicable: No earthworks are proposed, nor are any changes proposed to existing drainage facilities or systems.
(3) For development the consent authority considers will significantly alter the character of an Alpine Subregion, the consent authority must also consider— (a) the existing character of the site and immediate surroundings, and (b) how the development will relate to the Alpine Subregion.	Complies: The minor external works proposed are maintenance works to the existing building profile and will be finished in the same colour as those elements that currently exist. The proposal will not result in any appreciable change to the external appearance of the building (which currently sits neatly within the local landscape), nor will the proposal change or affect the character of the immediate area.
4.30 Kosciuszko National Park Plan of Management	Complies: The proposed development is consistent with the relevant provisions of the Kosciuszko National Park Plan of Management.

7.1.2. State Environmental Planning Policy (Resilience and Hazards) 2021

The proposed development does not trigger further assessment against the provisions of the Resilience and Hazards SEPP as it is not considered to be hazardous or potentially hazardous development or offensive or potentially offensive development.

The proposed works does not involve excavation. Given the minor nature of the proposed works to an existing building no further investigations are required in respect to site contamination, or remediation matters in order to facilitate the works.

7.2. ANY PROPOSED INSTRUMENT

There are no proposed instruments relating to the subject site.

7.3. ANY DEVELOPMENT CONTROL PLAN

The Alpine Region Development Control Plan 2025 (DCP) applies to the site and came into effect on 14 January 2025. The site is located within the “Perisher Valley- Priority Infill Area” and the provisions of 3.1.1.2 of the DCP would normally apply (for more substantive development).

The minor scale of proposed works (both internal and external works) comfortably applies to Section 2.5 of the DCP (relating to ‘minor alterations and additions’). Section 2.5 states:

This section describes the relevant development controls applicable to ‘alterations, additions and minor works to existing buildings’. Such development does not need to consider other sections of this DCP (except Section 2.7 Historic Heritage).

Urbis Note: Historic heritage is listed at Section 2.9 of the DCP (not Section 2.7)

The controls listed within Section 2.5 are provided below, together with a response assessment against each. This confirms the minor nature of the proposed works is satisfactory against the DCP.

Table 2 - Alpine Region Development Control Plan 2025 Compliance

Control	Response
C.1 Does not increase the height of the existing development or encroach into the established setbacks, unless consistent with the relevant controls in Chapter 2.2 and the relevant Sub-Region.	The proposed works do not involve any change to the existing height or building setbacks.
C.2 Development that involves alterations and additions to improve equitable access to a building (including lift ramps, and stairs) is sympathetically integrated into the existing building and retains its original character and landscape areas.	N/A- Although this control is not relevant, the external works associated with the stairs and roof repairs will be finished in a similar colour to the existing building materials and provides an integrated outcome.
C.3 Development on ridgelines does not result in any significant adverse visual impact.	N/A- The development is not located on a ridgeline, and in any case does not involve any appreciable change to the existing external appearance of the building.
C.4 Development involving external works must not include excavation or filling, unless alterations and additions are located within the existing building envelope.	N/A- No excavation or filling is proposed.
C.5 Building materials and colours are consistent with the existing building materials or sympathetic to the existing character of the area.	Where different materials are proposed to the existing (i.e. aluminium windows frames replacing deteriorating wooden frames and steel balcony and supporting columns replacing deteriorating wooden members), the colours associated with these external refurbishment works will be matched to the existing materials to provide a coordinated appearance to the building that is sympathetic to the character of the area.
C.6 Development relating to heritage items listed in the Precincts- Regional SEPP 2021 is to be consistent with Section 2.7 Historic Heritage. <u>Urbis Note:</u> Historic heritage is listed at Section 2.9 of the DCP (not Section 2.7)	N/A- The existing building on site is not listed as a heritage item under the Precincts-Regional SEPP 2021. In addition, there are no heritage items within the vicinity of the site would be adversely impacted by the proposed works. As a consequence, Section 2.9 of the DCP is not relevant to the proposed works, and in any case is acceptable from a heritage viewpoint.
C.7 Development on land identified as bushfire prone must address the bushfire protection measures in the NSW RFS publication Planning for Bushfire Protection (or equivalent).	The subject site is mapped as bushfire prone land and a Bushfire Hazard Assessment Report has been undertaken. The bushfire assessment ultimately concluded that the proposed development can be approved (having regard to the bushfire considerations relevant to the site)-refer to Section 7.6.3 of this SEE and Appendix B .

7.4. ANY PLANNING AGREEMENT

There are no planning agreements applicable to the subject site.

7.5. THE REGULATIONS

The proposed development is capable of compliance with the relevant requirements of the Environmental Planning and Assessment Regulation 2021.

7.6. THE LIKELY IMPACTS OF THE DEVELOPMENT

7.6.1. Visual Impacts and Built Form

The minor external works proposed are maintenance works to the existing building profile and will be finished in the same colour as those elements that currently exist. The proposal will not result in any appreciable change to the external appearance of the building (which currently sits neatly within the local landscape), nor will the proposal change or affect the character of the immediate area.

7.6.2. Riparian and Aquatic Ecosystem Impacts

The existing Lodge building is over 200m from the nearest watercourse (being Rock Creek) to the west. The proposal does not involve excavation, however as a preventative method a silt and sediment fence will be erected near and downslope of the building to mitigate against any potential for impact.

7.6.3. Bushfire

The subject site is mapped as bushfire prone land and a Bushfire Hazard Assessment Report has been undertaken to accompany the DA (refer **Appendix B**).

The bushfire assessment ultimately concluded that the proposed development can be approved (having regard to the bushfire considerations relevant to the site). It included the following recommendations:

- The maintenance and repair work, and internal alterations meet the requirements of section 6.5 of the Planning for Bushfire Protection 2019. These works are not required to meet a specific BAL. Hence, these works must provide equivalent or improved bushfire resistant materials.
- The like-for-like replacement of windows as noted in plans (that must be the same size and location) *meet the requirements of section 6.5 of the Planning for Bushfire Protection 2019. Hence, these works must provide equivalent or improved bushfire resistant materials.*
- Any new works will be required to meet BAL FZ construction requirements on the Northeast, East, South and West elevations and BAL 40 construction requirements on the North and Northwest elevations as per AS 3959.
- The entire allotment is to be managed as an Inner Protection Area (refer to Section 7.6.4 below in relation to vegetation management).

7.6.4. Biodiversity Impacts and Vegetation Management

The proposed development is within an existing building and no excavation or tree removal is proposed. As such, there will be no impact on biodiversity. Further, the land on which the proposed work is to occur is not mapped on the Biodiversity Values Map.

The Bushfire Hazard Assessment Report has recommended that the entire allotment be managed as an Inner Protection Area.

As part of preparing the Bushfire Hazard Assessment Report (and recognizing the need for an ongoing maintenance regime) the Report confirmed that the site is not mapped on the Biodiversity Values Map (refer Figure 8 within **Appendix B**). It also noted the entire site is mapped as containing sub-alpine shrub grass woodland (refer Figure 7 within **Appendix B**).

Vegetation management will consist of maintaining the length of the grassed area over the site through mowing (as required) during the non-snow season. Ongoing existing maintenance of the site (unrelated to the proposed development) has historically occurred to protect bushfire threat. This has involved there being no garden areas planted within the immediate vicinity of the building and any limbs of nearby trees being pruned to ensure they do not overhang the building (noting most trees are well removed from the existing building), as well as mowing of grassed areas, as required. This regime will continue to be managed by the Avalanche through its working bees conducted during the non-snow season, and by the Lodge Managers and local contractors (if required).

The Bushfire Hazard Assessment Report also completed a test of significance to determine if the proposed maintenance works are likely to significantly affect threatened species, ecological communities or their habitats. This assessment (at Section 4.1.3 of **Appendix B**) found that:

- No predicted impacts to threatened species habitat at all.
- No endangered ecological communities or critically endangered ecological communities located where building works are proposed to occur.
- No predicted impacts to threatened species habitat at all.
- No removal of breeding habitats or fragmentation of habitats as a result of clearing below the permissible clearing threshold so will unlikely impact the long-term survival of any species or community.

- The lot does not contain areas with High Biodiversity Values.
- Vegetation removal is a key threatening process, and no vegetation removal (under clearing threshold limits) is proposed.

Similarly, the test shows that the proposed maintenance works are not likely to have a significant impact on threatened species or their habitat and will not be carried out in a declared area of outstanding biodiversity value. Therefore, the applicant will not be required to apply the Biodiversity Offsets Scheme or prepare a species impact statement (SIS) as a result of this trigger.

Accordingly, the proposed works including the ongoing maintenance of the Inner Protection Area, is acceptable and does not require any further or detailed assessment.

7.6.5. Aboriginal Cultural Heritage

A search of the AHIMS database did not identify any recorded Aboriginal Cultural Heritage items on the site. Further, the site is not identified as ‘archaeologically sensitive land’ on the Precincts-Regional SEPP 2021 Kosciuszko Alpine Region Aboriginal Archaeological Heritage Map.

In any case, the proposal does not involve any excavation and involves minor works to an existing building.

7.6.6. Historic Heritage

The existing building on site is not listed as a heritage item under the Precincts-Regional SEPP 2021. Further, there are no heritage items within the vicinity of the site would be adversely impacted by the proposed works.

7.6.7. Geotechnical Considerations

A Geotechnical Assessment has been prepared (refer **Appendix C**) and includes a Form 4 – Minimal Impact Certificate and concludes that the proposed works will constitute ‘minimal or no geotechnical impact’ on the site.

Further, the report concluded that a geotechnical report prepared in accordance with the Geotechnical Policy for Kosciuszko Alpine Resorts (2003) is not required for the proposed works.

The geotechnical assessment also makes recommendations in the event additional structural loads are proposed (however their assessment concludes that as the structural loads imposed by the new balcony and roof are expected to be similar to the loads from the existing structure, a geotechnical report is not required).

7.6.8. Construction Impacts

Due to the minor nature of the works, there will be limited construction impacts. Nevertheless, a Site Environmental Management Plan (**SEMP**) has been prepared (refer to Drawing-S0 at **Appendix A**).

Works will be conducted in the non-snow season when the Lodge is vacant and will be conducted over short periods (and as outlined in **Section 5**, is likely to be undertaken in a staged manner). A significant proportion of the works will be conducted within the building itself, or involve prefabricated materials being delivered to site and stored pending installation. These circumstances mean that environmental impacts associated with the construction process is likely to be minimal.

Deliveries of materials will be via ute or small van or truck. While a temporary material holding/storage area will be available, materials will be stored within the building or directly adjacent to the building, pending installation (including the ground level terrace- underneath the balcony). This arrangement results in minimal external disturbance, noise or disruption to nearby Lodges, pedestrians or cars (noting that many of the adjoining lodges will also be vacant or at low occupation).

Building waste will be stored within the identified areas shown on the SEMP within or directly adjacent to the building within the relevant receptacles (general waste, recycling and contaminated waste). General waste will be transported off site by the Building Contractor as required, and should any contaminated waste be identified, such waste will be stored separately and transported off-site by a licenced contractor to a licenced receiver.

The construction process will not involve any removal or disturbance of trees or vegetation. Silt and sediment fencing will be proposed adjacent to any work area to mitigate any potential impacts.

7.7. SOCIAL AND ECONOMIC IMPACTS

The proposed development provides necessary maintenance, and refurbishment works to allow the existing and established Lodge to continue to operate and foster a positive social environment for its members and guests, as well as attract more consistent patronage. This operation and patronage supports tourism within the area and local employment, and hence provides a positive social and economic impact.

The proposed construction also offers local employment opportunities, either directly through the construction activity, or indirectly through supporting local businesses.

7.8. SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The site has accommodated the existing Lodge on the site for the past 60 years and is entirely suitable in accommodating the proposed maintenance and refurbishment works.

7.9. PUBLIC INTEREST

The proposed development is compliant with the requirements of relevant legislation, environmental planning instruments and associated policies, and is therefore considered to be in the public interest test.

8. CONCLUSION

The proposal involves minor maintenance and refurbishment works; will not present any discernible change to the external appearance of the Lodge; and will greatly improve safety and amenity for its staff, members and guests. They are effectively 'like-for-like works', however will improve the integrity of the existing materials and finishes of the building.

It is hoped these works will attract increased patronage, in turn allowing allow funds to be set aside for ongoing maintenance. Achieving this outcome will also support tourism and local employment for the Resort area.

These works (but for the balcony repairs) would ordinarily be considered either exempt works or those qualifying as either exempt or 'complying development'.

No adverse environmental impacts are envisaged as a consequence of the proposal and the necessary technical analysis has been completed to evaluate bushfire and geotechnical risks.

Having regard to the above and the assessment carried out in **Section 7**, development consent is warranted, subject to any relevant and reasonable conditions commensurate the minor scale of woks involved.

DISCLAIMER

This report is dated 20 May 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of AVALANCHE ALPINE CLUB (**Instructing Party**) for the purpose of Application (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

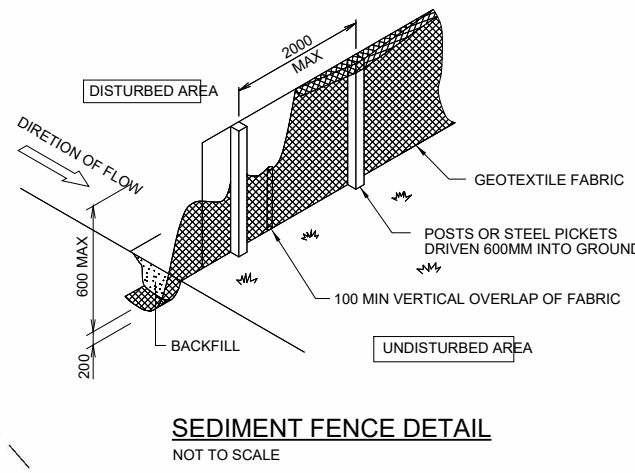
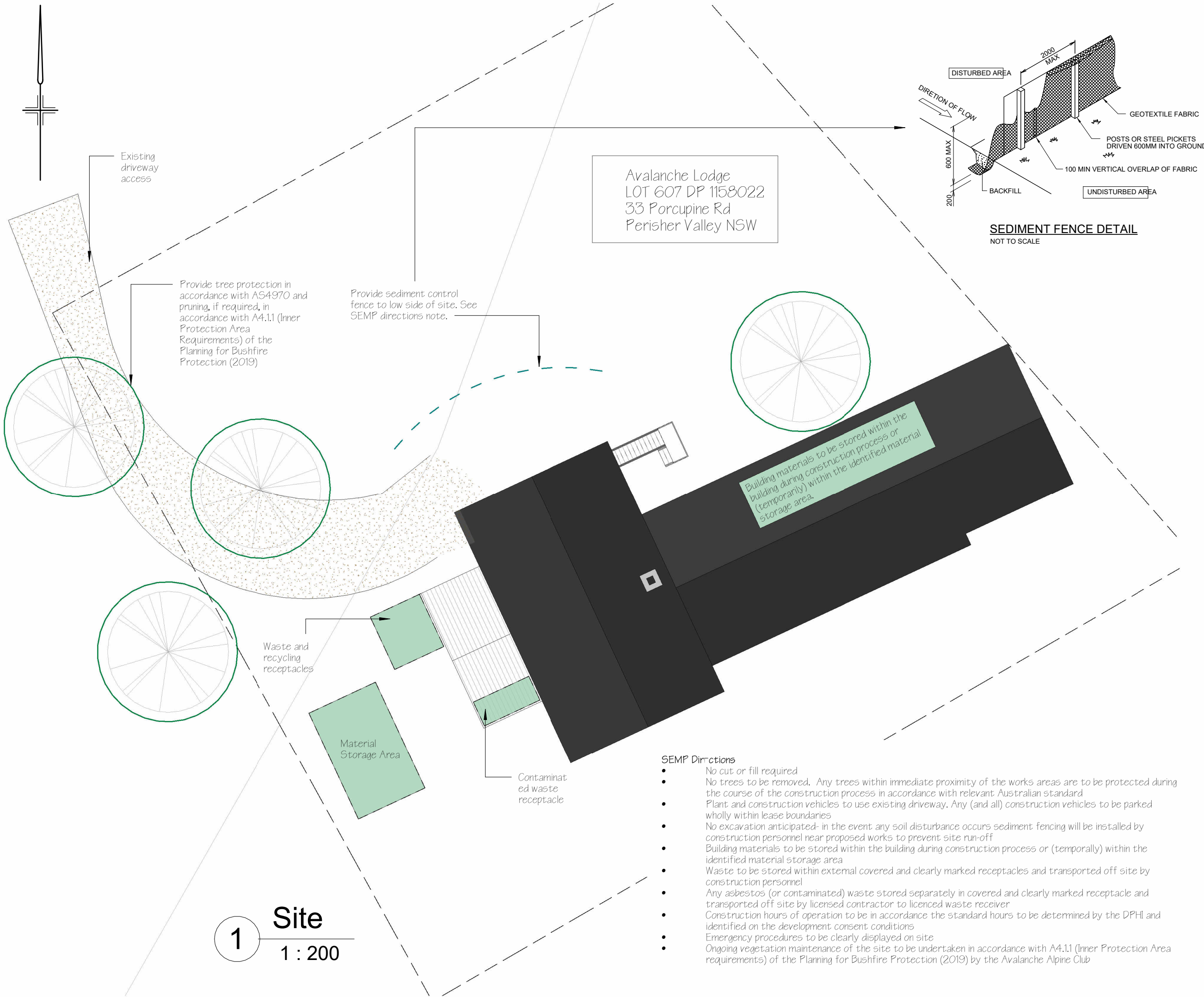
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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

ARCHITECTURAL PLANS INCLUDING SITE ENVIRONMENTAL MANAGEMENT PLAN (SEMP)



- SEMP Directions
- No cut or fill required
 - No trees to be removed. Any trees within immediate proximity of the works areas are to be protected during the course of the construction process in accordance with relevant Australian standard
 - Plant and construction vehicles to use existing driveway. Any (and all) construction vehicles to be parked wholly within lease boundaries
 - No excavation anticipated- in the event any soil disturbance occurs sediment fencing will be installed by construction personnel near proposed works to prevent site run-off
 - Building materials to be stored within the building during construction process or (temporarily) within the identified material storage area
 - Waste to be stored within external covered and clearly marked receptacles and transported off site by construction personnel
 - Any asbestos (or contaminated) waste stored separately in covered and clearly marked receptacle and transported off site by licensed contractor to licenced waste receiver
 - Construction hours of operation to be in accordance the standard hours to be determined by the DPHI and identified on the development consent conditions
 - Emergency procedures to be clearly displayed on site
 - Ongoing vegetation maintenance of the site to be undertaken in accordance with A4.1.1 (Inner Protection Area requirements) of the Planning for Bushfire Protection (2019) by the Avalanche Alpine Club

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Cooma, NSW, 2630.
judelittle@bigpond.com
Ph 0416 292 934
Accreditation #6620

ACCREDITED
BUILDING DESIGNER

Do not scale off drawings. Written dimensions shall take precedence.
All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works.
All works are to comply with the BCA and all relevant authority requirements.
All steel beams and supports to registered engineers specifications.
Builder to identify service locations on site prior to the commencement of any works.

Registered surveyor to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works.
All timber framing and construction must comply with AS 1684 'The national timber framing code' Provide temporary and permanent bracing to all framing in accordance with the BCA
All stormwater drainage and sewer to be connected to existing services in accordance with the BCA and all local authority requirements.
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PROJECT:
Proposed Alterations

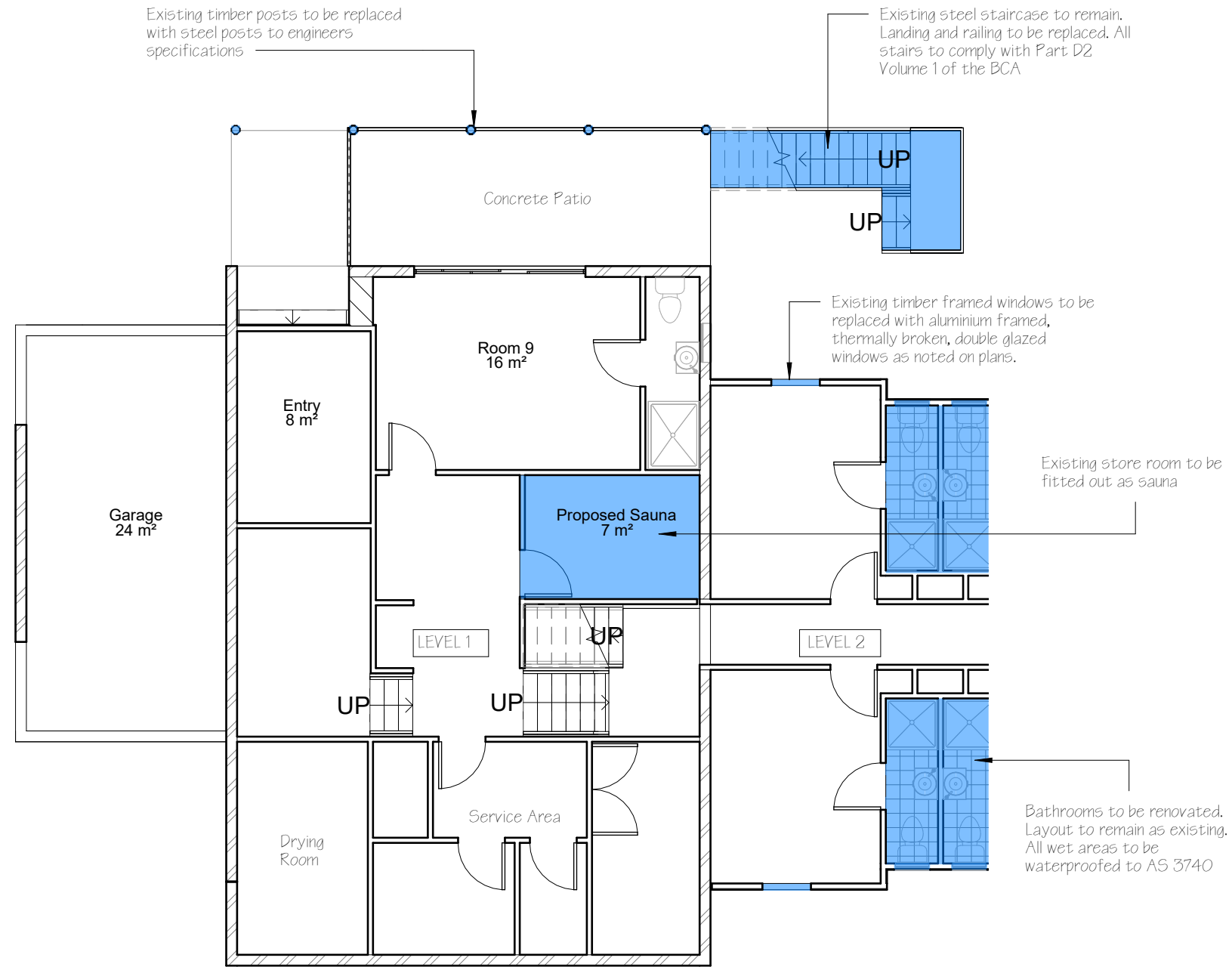
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LOT 607 DP1158022
33 Porcupine Rd
Perisher Valley

CLIENT:
Avalanche Lodge


TITLE:
Site / SEMP

SCALE AT A3:	DRAWN:	REVISION:
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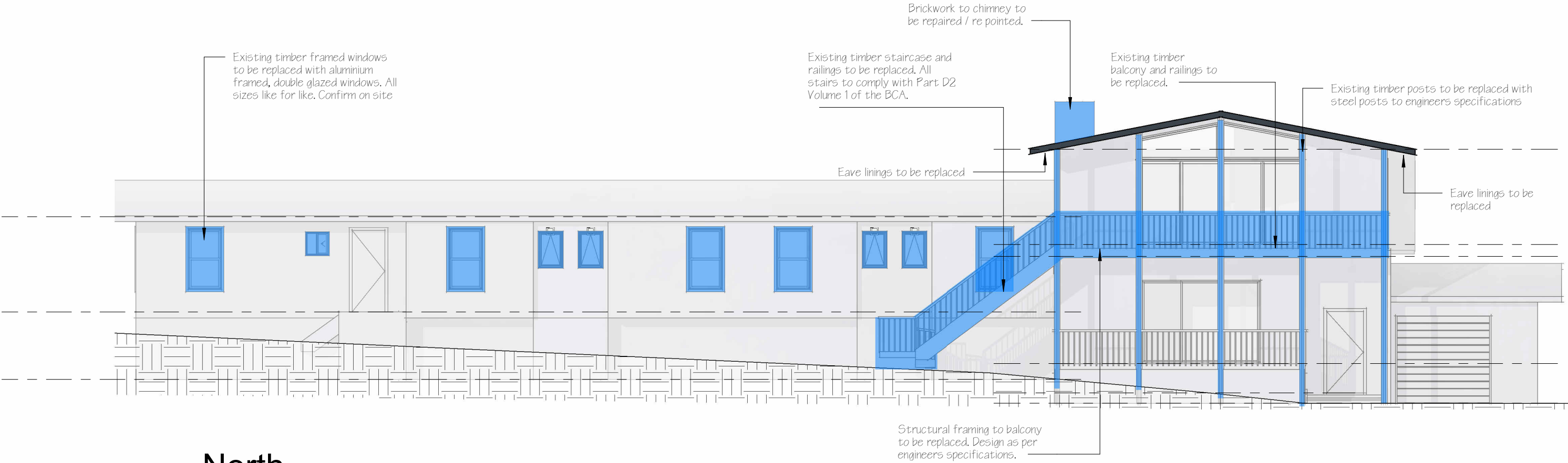
 <div>Jude Little 40 Sharp St Cooma, NSW, 2630. judelittle@bigpond.com Ph 0416 292 934 Accreditation #6620</div> <div>bdca ACCREDITED BUILDING DESIGNER</div>	Do not scale off drawings. Written dimensions shall take precedence. All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. All works are to comply with the BCA and all relevant authority requirements. All steel beams and supports to registered engineers specifications. Builder to identify service locations on site prior to the commencement of any works.	Registered surveyor to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works. All timber framing and construction must comply with AS 1684 "The national timber framing code" Provide temporary and permanent bracing to all framing in accordance with the BCA. All stormwater drainage and sewer to be connected to existing services in accordance with the BCA and all local authority requirements. Copyright 2021 Judith Little. This document remains the exclusive property of Judith Little and may not be copied in whole or part without written permission.	REV DATE DESCRIPTION BY			CLIENT: Avalanche Lodge	SITE: LOT 607 DP1158022 33 Porcupine Rd Perisher Valley	TITLE: Level 1		
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								DATE: 16/12/2024 11:53:53 AM	DRAWING NO: S1	



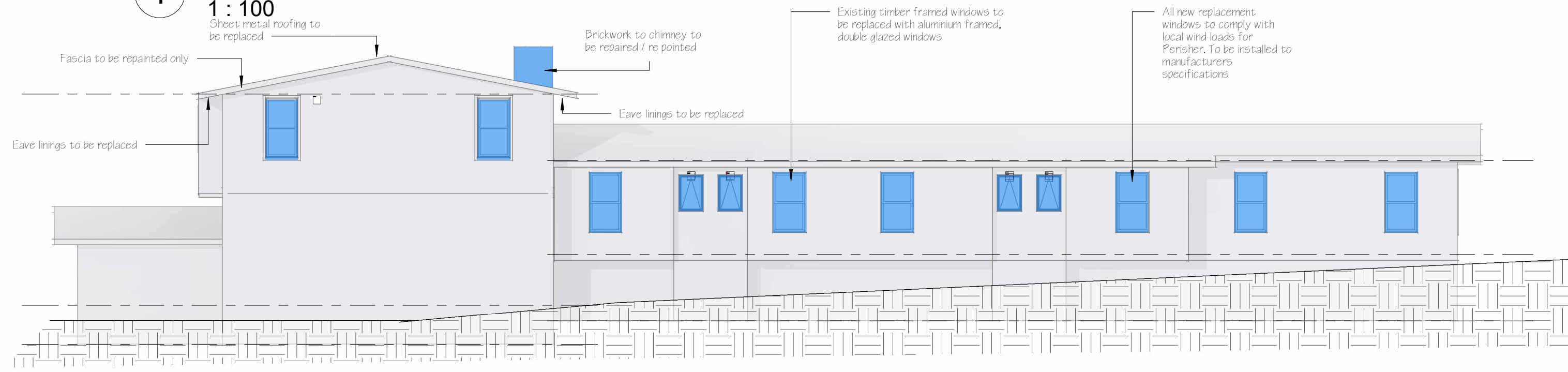
1 Level 2 & 3
1 : 100

2 Existing Bathroom
1 : 100



 <p>Jude Little 40 Sharp St Cooma, NSW, 2630. jdelittle@bigpond.com Ph 0416 292 934 Accreditation #6620</p> <p>bdac ACCREDITED BUILDING DESIGNER</p>	Do not scale off drawings. Written dimensions shall take precedence. All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. All works are to comply with the BCA and all relevant authority requirements. All steel beams and supports to registered engineers specifications. Builder to identify service locations on site prior to the commencement of any works.		Registered surveyor to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works. All timber framing and construction must comply with AS 1684 "The national timber framing code". Provide temporary and permanent bracing to all framing in accordance with the BCA. All stormwater drainage and sewer to be connected to existing services in accordance with the BCA and all local authority requirements. Copyright 2021 Judith Little. This document remains the exclusive property of Judith Little and may not be copied in whole or part without written permission.		CLIENT: Avalanche Lodge		SITE: LOT 607 DP1158022 33 Porcupine Rd Perisher Valley		TITLE: Level 2 & 3	
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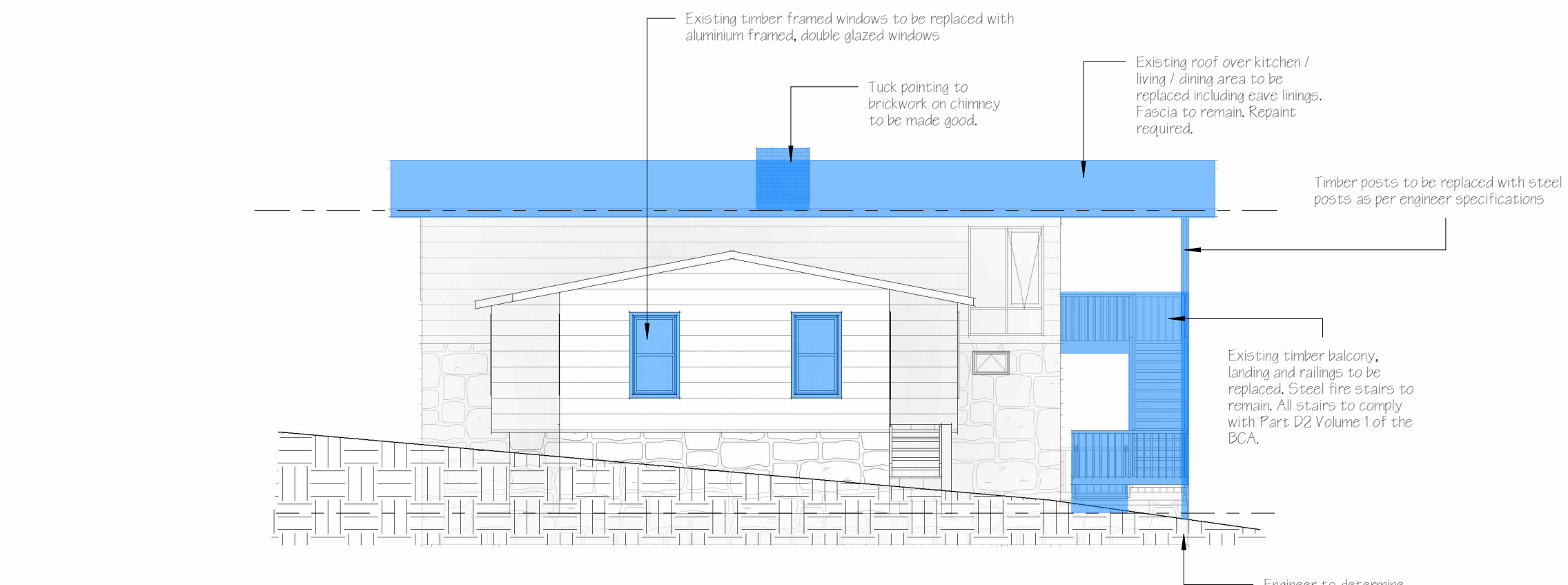


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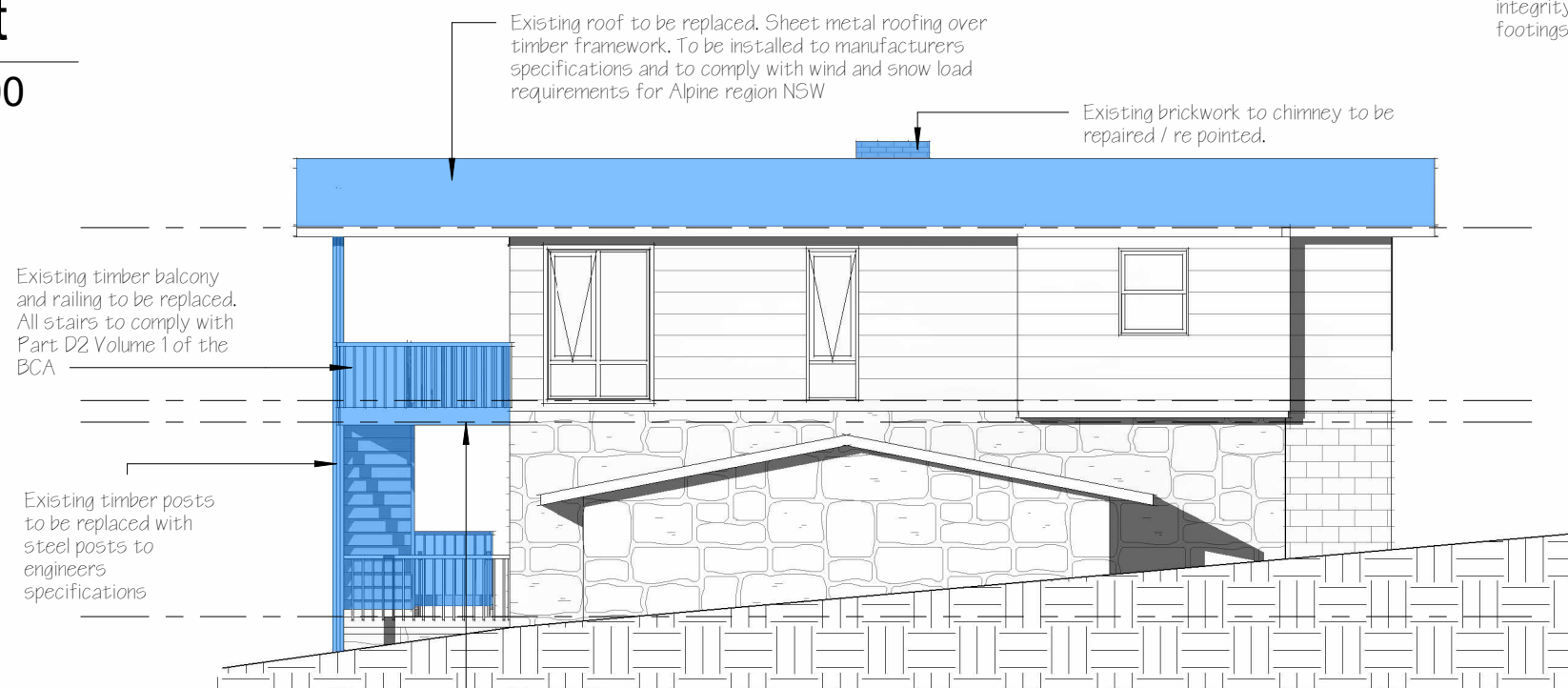


2 South
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 <div>Jude Little 40 Sharp St Cooma, NSW, 2630. judelittle@bigpond.com Ph 0416 292 934 Accreditation #6620</div> <div><div>ACCREDITED BUILDING DESIGNER</div></div>	Do not scale off drawings. Written dimensions shall take precedence. All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. All works are to comply with the BCA and all relevant authority requirements. All steel beams and supports to registered engineers specifications. Builder to identify service locations on site prior to the commencement of any works.	Registered surveyor to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works. All timber framing and construction must comply with AS 1684 "The national timber framing code" Provide temporary and permanent bracing to all frames in accordance with the BCA. All stormwater drainage and sewer to be connected to existing services in accordance with the BCA and all local authority requirements. Copyright 2021 Judith Little. This document remains the exclusive property of Judith Little and may not be copied in whole or part without written permission.	REV DATE DESCRIPTION BY			CLIENT: Avalanche Lodge	SITE: LOT 607 DP1158022 33 Porcupine Rd Perisher Valley	TITLE: Elevations 1		
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								DATE: 16/12/2024 11:53:59 AM	DRAWING NO: S3	



1 East
1 : 100



2 West
1 : 100



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Accreditation #6620

bdca
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BUILDING DESIGNER

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CLIENT:
Avalanche Lodge

PROJECT:
Proposed Alterations

TITLE:
LOT 607 DP1158022
33 Porcupine Rd
Perisher Valley

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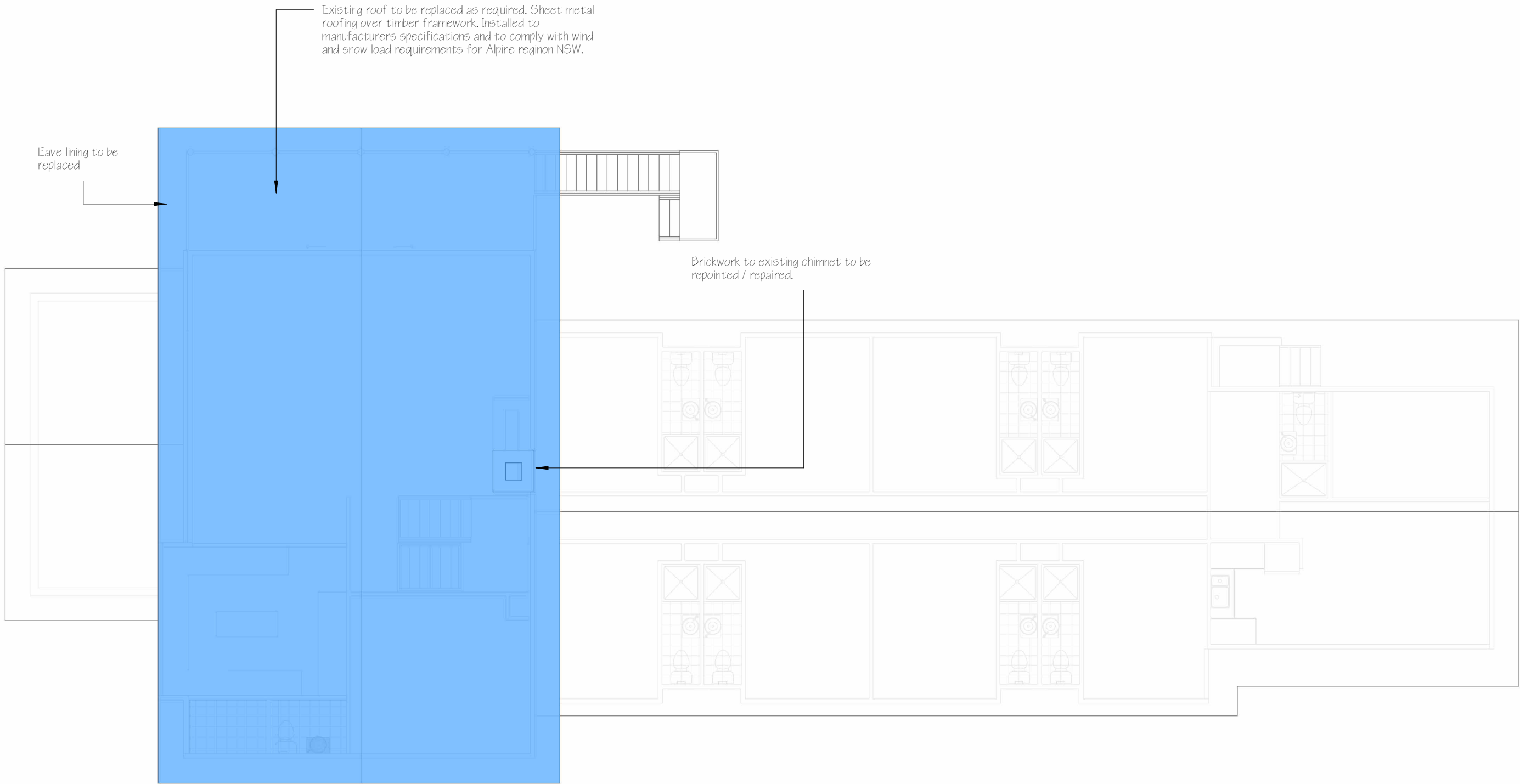
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1 Proposed Roof Plan
1 : 100

SAFE DESIGN

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.
For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner
If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.
Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
For all buildings:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power:
Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacture's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS
Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING



RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.
THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

<div></div> <div>Jude Little 40 Sharp St Cooma, NSW, 2630. judelittle@bigpond.com Ph 0416 292 934 Accreditation #6620</div> <div><div>ACCREDITED BUILDING DESIGNER</div></div>	<p>Do not scale off drawings. Written dimensions shall take precedence.</p> <p>All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works.</p> <p>All works are to comply with the BCA and all relevant authority requirements.</p> <p>All steel beams and supports to registered engineers specifications.</p> <p>Builder to identify service locations on site prior to the commencement of any works.</p>	<p>Registered surveyor to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works.</p> <p>All timber framing and construction must comply with AS 1684 "The national timber framing code" Provide temporary and permanent bracing to all frames in accordance with the BCA</p> <p>All stormwater drainage and sewer to be connected to existing services in accordance with the BCA and all local authority requirements.</p> <p>Copyright 2021 Judith Little. This document remains the exclusive property of Judith Little and may not be copied in whole or part without written permission.</p>	CLIENT: Avalanche Lodge		SITE: LOT 607 DP1158022 33 Porcupine Rd Perisher Valley	TITLE: Safe Design Sheet		
			PROJECT: Proposed Alterations			SCALE AT A3:	DRAWN: Author	REVISION: D
						DATE: 16/12/2024 11:54:04 AM	DRAWING NO: S6	

APPENDIX B

BUSHFIRE HAZARD ASSESSMENT REPORT

BUSHFIRE HAZARD ASSESSMENT REPORT



ALTERATIONS AND ADDITIONS TO EXISTING TOURIST ACCOMMODATION AVALANCHE ALPINE CLUB

**33 PORCUPINE ROAD
PERISHER VALLEY NSW 2624
LOT 607 DP1158022**

**DATE: APRIL 2025
REPORT NO: 24126
REVISION: 04**

**PREPARED FOR: Avalanche Alpine Club
PREPARED BY: ACCENT TOWN PLANNING**

-
- PREPARATION OF BUSHFIRE REPORTS FOR DEVELOPMENT IN BUSHFIRE PRONE AREAS
 - BUSHFIRE ATTACK LEVEL (BAL) CERTIFICATES
 - BUSHFIRE EVACUATION PLANS
 - CONSTRUCTION SOLUTIONS & ADVICE FOR BUSHFIRE PRONE AREAS

BUSHFIRE HAZARD ASSESSMENT REPORT

ACCENT TOWN PLANNING

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ASSESSOR & QUALIFICATIONS



Matthew Stewart

FPAAC BPAD Accredited Bushfire Practitioner – No 27149

DISCLAIMER

The recommendations provided in the summary of this report are a result of the analysis of the proposal in relation to the requirements of Planning for Bushfire Protection 2019. Utmost care has been taken in the preparation of this report however there is no guarantee of human error. The intention of this report is to address the submission requirements for Development Applications on bushfire prone land. There is no implied assurance or guarantee the summary conditions will be accepted in the final consent and there is no way Accent Town Planning Pty Ltd is liable for any financial losses incurred should the recommendations in this report not be accepted in the final conditions of consent.

This bushfire assessment provides a risk assessment of the bushfire hazard as outlined in the PBP 2019 and AS3959 2018. It does not provide protection against any damages or losses resulting from a bushfire event.

EXECUTIVE SUMMARY

Accent Town Planning has been engaged by Peter Strudwick on behalf of Avalanche Alpine Club to prepare a Bushfire Hazard Assessment Report (BHAR) in accordance with the *Planning for Bushfire Protection 2019* (PBP 2019) for repairs, maintenance, renovations and alterations at Avalanche Alpine Club. The lodge is located at Lot 607 DP1158022 known as 33 Porcupine Road, Perisher Valley, NSW, 2624.

The land is zoned C1: *National Parks and Nature Reserves* and is identified as being in Bush Fire Prone Land (BFPL) on mapping and hence as outlined in *Planning for Bushfire Protection – PBP 2019* (NSW RFS 2019) is considered Special Fire Protection Purpose (SFPP) and is required to obtain a Bush Fire Safety Authority (BFSa) from the RFS under section 100B of the RF Act.

This assessment has been completed based on plans provided by Avalanche Alpine Club drafted by Jude Little Building Designer, Version D dated 15th December 2024.

It is recommended that:

- ***The maintenance and repair work, and internal alterations meet the requirements of section 6.5 of the Planning for Bushfire Protection 2019. These works are not required to meet a specific BAL. Hence, these works must provide equivalent or improved bushfire resistant materials.***
- ***The Like-for-like replacement of windows as noted in plans (that must be the same size and location) meet the requirements of section 6.5 of the Planning for Bushfire Protection 2019. Hence, these works must provide equivalent or improved bushfire resistant materials.***
- ***Any new works will be required to meet BAL FZ construction requirements on the Northeast, East, South and West elevations and BAL 40 construction requirements on the North and Northwest elevations as per AS 3959.***
- ***The entire allotment is to be managed as an Inner Protection Area.***

Pending compliance with the recommendations outlined in this report. The performance criteria and deemed to satisfy provisions of minor development in SFPP facilities in an Alpine Resort Area. The proposed works have been assessed in accordance with Section 6.5 and 6.6 of PBP 2019.



The assessment confirms the lot is located on Bushfire Prone Land and identifies the following:

- The subject site is surrounded by a mixture of *Managed Land* and *Sub-Alpine Woodland*.
- Clearing will not exceed the clearing threshold permissible above which the Biodiversity Assessment Method (BAM) and offsets scheme to apply.
- The areas where works are proposed, do not contain High Biodiversity Value areas.
- No changes to existing road access are proposed as part of this application.
- Perisher Valley is serviced by reticulated water and hydrant system with nearest hydrant system located across from the lodge on Porcupine Road.

ASSET PROTECTION ZONES

Asset protection zones are the most strategically valuable defence against radiant heat and flame, and to lesser extent embers. To allow for emergency service personnel and residents to undertake property protection activities, a defensible space that permits unobstructed access around the building.

An APZ should be maintained from the commencement of building works and maintained for perpetuity for the following distances:

- **ENTIRE LOT TO BE MANAGED AS AN INNER PROTECTION AREA (IPA).**

The APZ consists of an Inner Protection Area (IPA). The IPA is critical for providing a defensible space and managing heat intensities at the building surface.

CONSTRUCTION

Under Section 6.5 of Planning for Bushfire Protection 2019 the below external repairs and maintenance and internal alterations are not required to meet specific BAL, can be equivalent or improved bushfire resistant materials.

The proposed works, as noted in plans Version D dated 15th December 2024 drafted by Jude Little, Building Designer will include:

External repairs and maintenance

- Remove deteriorated timber from north balcony, landing and railings, to be replaced. Like-for-like replacement, not required to meet specific BAL, can be equivalent or improved bushfire resistant materials.
- Like-for-like replacement of windows as noted in plans. The replacement windows (that must be the same size and location) are not required to meet specific BAL. The replacement windows can be equivalent or improved bushfire resistant materials.
- Like-for-like replacement of metal roofing as noted in plans. Like-for-like replacement, not required to meet specific BAL, can be equivalent or improved bushfire resistant materials.
- Brickwork to chimney to be repaired or repointed. Like-for-like replacement, not required to meet specific BAL, can be equivalent or improved bushfire resistant materials.
- Eave Linings to be replaced as noted in plans. Like-for-like replacement, not required to meet specific BAL, can be equivalent or improved bushfire resistant materials.
- Existing Facia to be repainted.

Internal alterations as noted on architectural plans:

- Level 1 Converting Storeroom to Sauna
- Level 2 Bathroom renovations. Removal of asbestos ensuite bathroom linings.
- Level 3 Decommission shower, move toilet and vanity reconfigure area to create new storeroom

Internal alterations are not required to meet specific BAL. They can be equivalent or improved bushfire resistant materials as per Section 6.5 of *Planning for Bushfire Protection 2019*.

Any **new** works are to be constructed to achieve **BAL FZ on the Northeast, East, South and West elevations and BAL 40 on the North and Northwest elevations** as per AS3959-2018, with the exception that the construction requirements shall be varied to comply with the requirements of Section 7.5 of the NSW Rural Fire Service *Planning for Bushfire Protection 2019*.

UTILITIES

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities. To achieve this, the following conditions shall apply:

WATER

The subject site is serviced by reticulated water and has access to a nearby fire hydrant. All above ground water pipes external to the building are to be metal.

GAS

If gas is connected to the building on the subject land, the following criteria must be met:

- Bottled gas is installed and maintained in accordance with AS 1596 and the requirements of relevant authorities. Metal piping is to be used.
- All fixed gas cylinders are kept clear of all flammable materials to a distance of 10 metres and shielded on the hazard side of the installation.
- If gas cylinders need to be kept close to the building, the release valves are directed away from the building and at least 2 metres away from any combustible material, so that they do not act as a catalyst to combustion. Connections to and from gas cylinders are metal.
- Polymer sheathed flexible gas supply lines to gas meters adjacent to buildings are not to be used.

EVACUATION AND EMERGENCY MANAGEMENT

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments.

To achieve this, the following conditions shall apply:

A building evacuation diagram, site layout diagram and Statement of Action are to be provided in each building in accordance with the NSW Rural Fire Service Guidelines for the Preparation of Emergency/Evacuation Plan and with Australian Standard AS 3745 2010 'Planning for Emergencies in Facilities'.

1. PROPOSAL

This Bush Fire Assessment Report has been compiled for submission to the Department of Planning and Environment (DPE) for the purpose of assessment under Section 100B of the RF Act and is also considered “integrated development” under Section 4.46 of *Environmental Planning and Assessment Act 1979* (EP&A Act).

The report has been prepared in accordance with the submission requirements of Appendix 4 of *Planning for Bush Fire Protection* (NSW RFS 2019) and identifies the proposal can meet the appropriate objectives and performance criteria of Section 6.4, 6.5 and 6.6 *Planning for Bush Fire Protection* (NSW RFS 2019).

The assessment confirms the subject lot is mapped as bushfire prone land.

Accent Town Planning was commissioned to provide this bushfire assessment. Accredited bushfire assessor, Matthew Stewart inspected the site on 08 November 2024.

- **FIGURE 1** – Shows the subject lot location.
- **FIGURE 2** – Provides a broad scale aerial view of the subject site.
- **FIGURE 3** – Shows a close-up aerial view of the site.
- **FIGURE 4** – Provides the site plan for the development.

FIGURE 1 SITE LOCATION



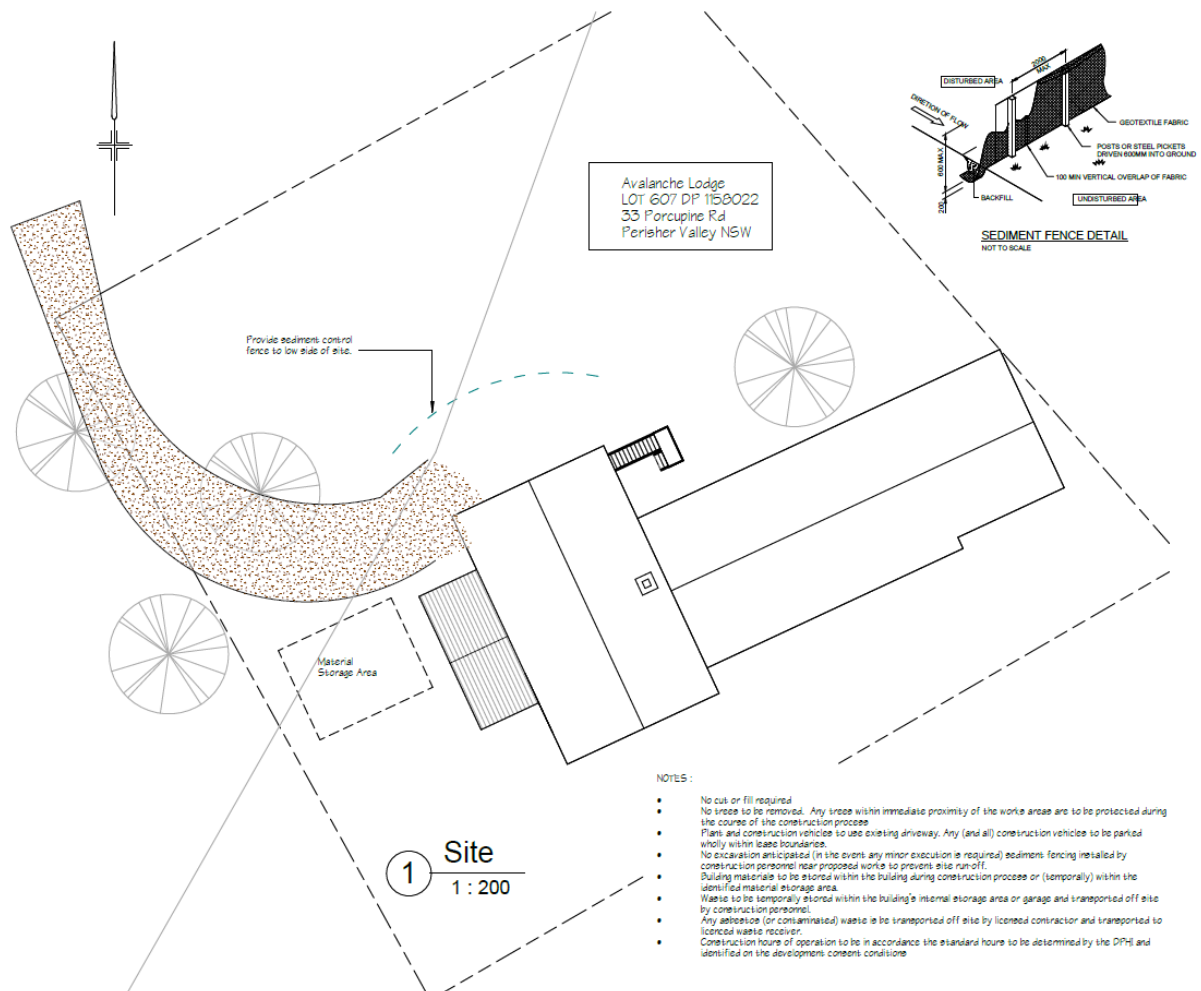
FIGURE 2 BROAD SCALE AERIAL VIEW OF THE SUBJECT SITE

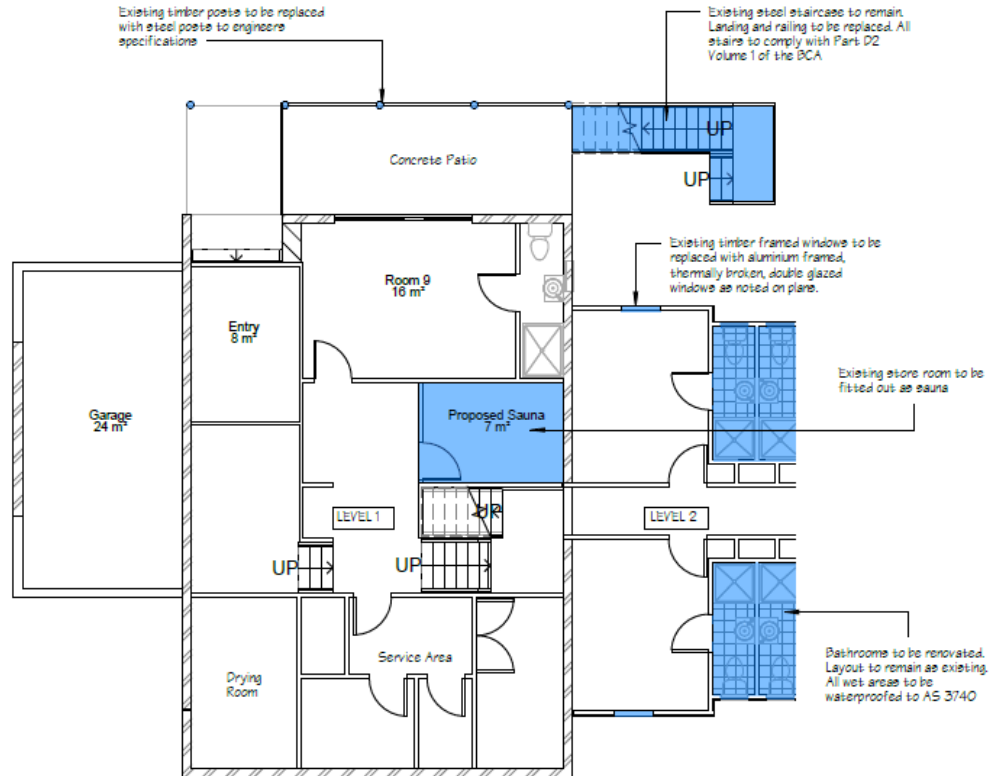


FIGURE 3 CLOSE UP AERIAL VIEW OF THE SITE

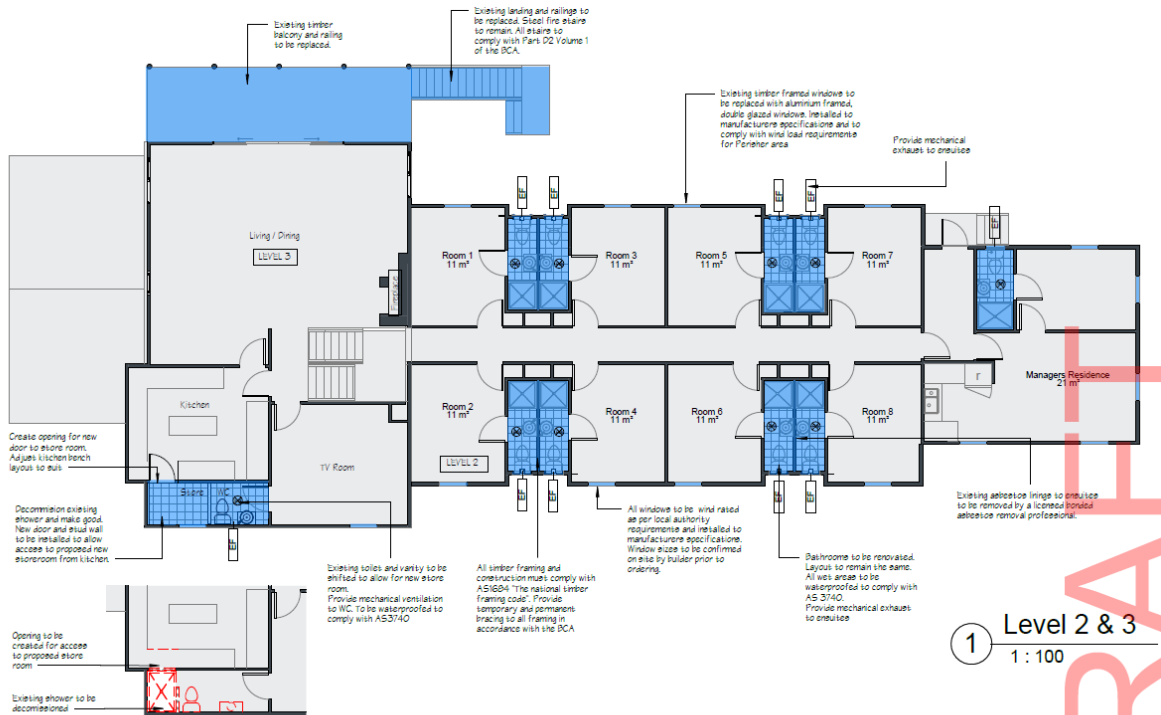


FIGURE 4 PLANS



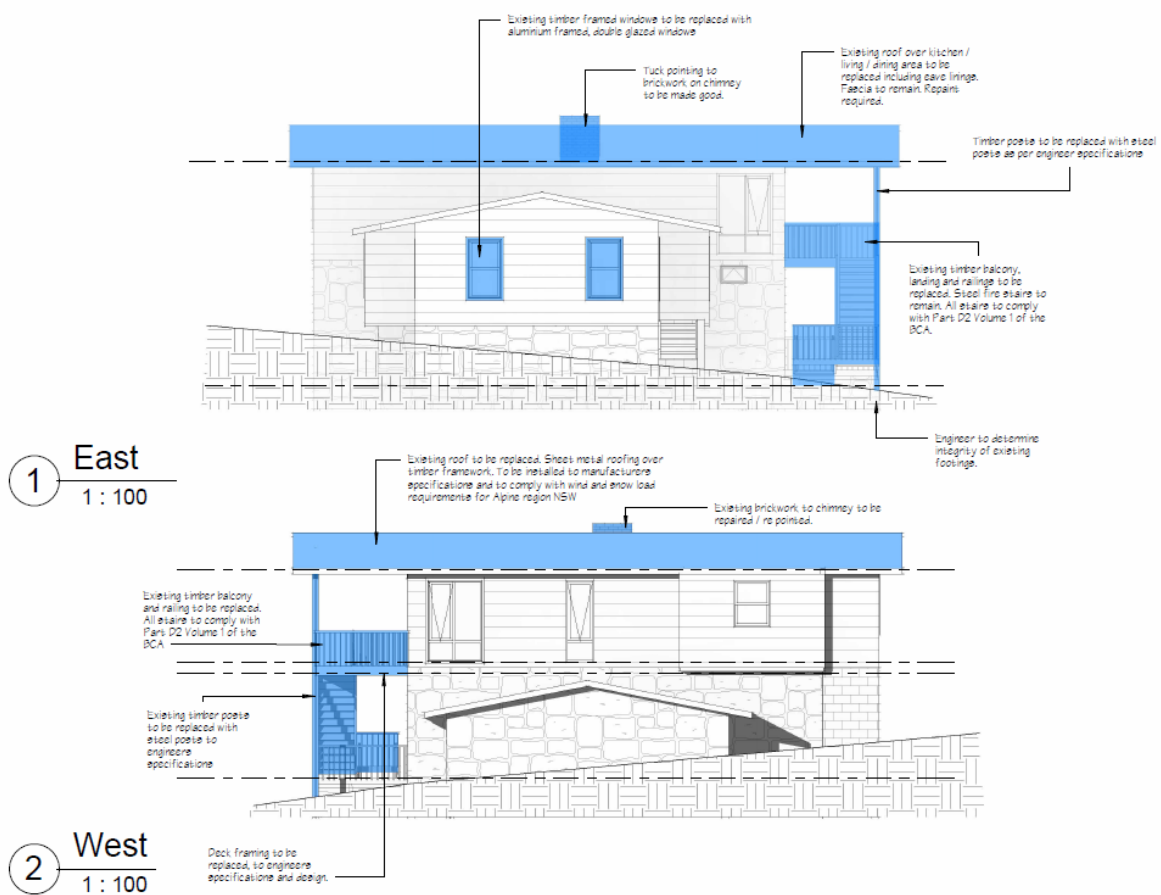
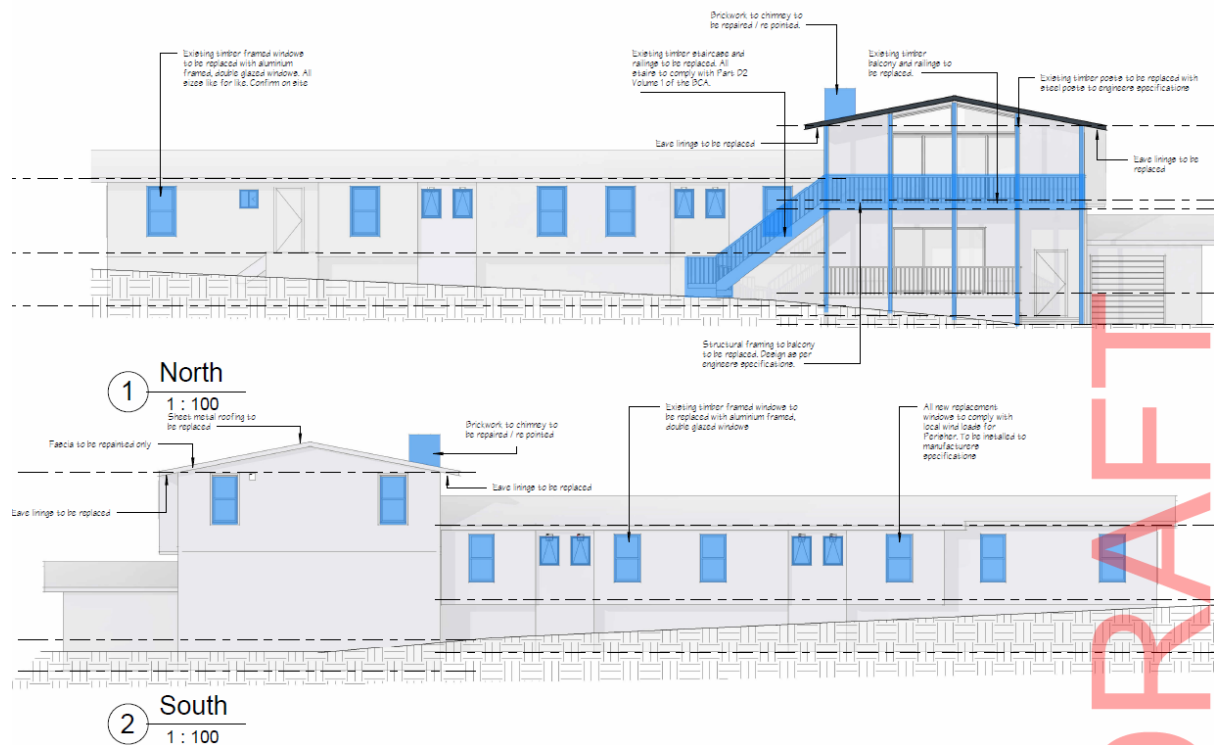


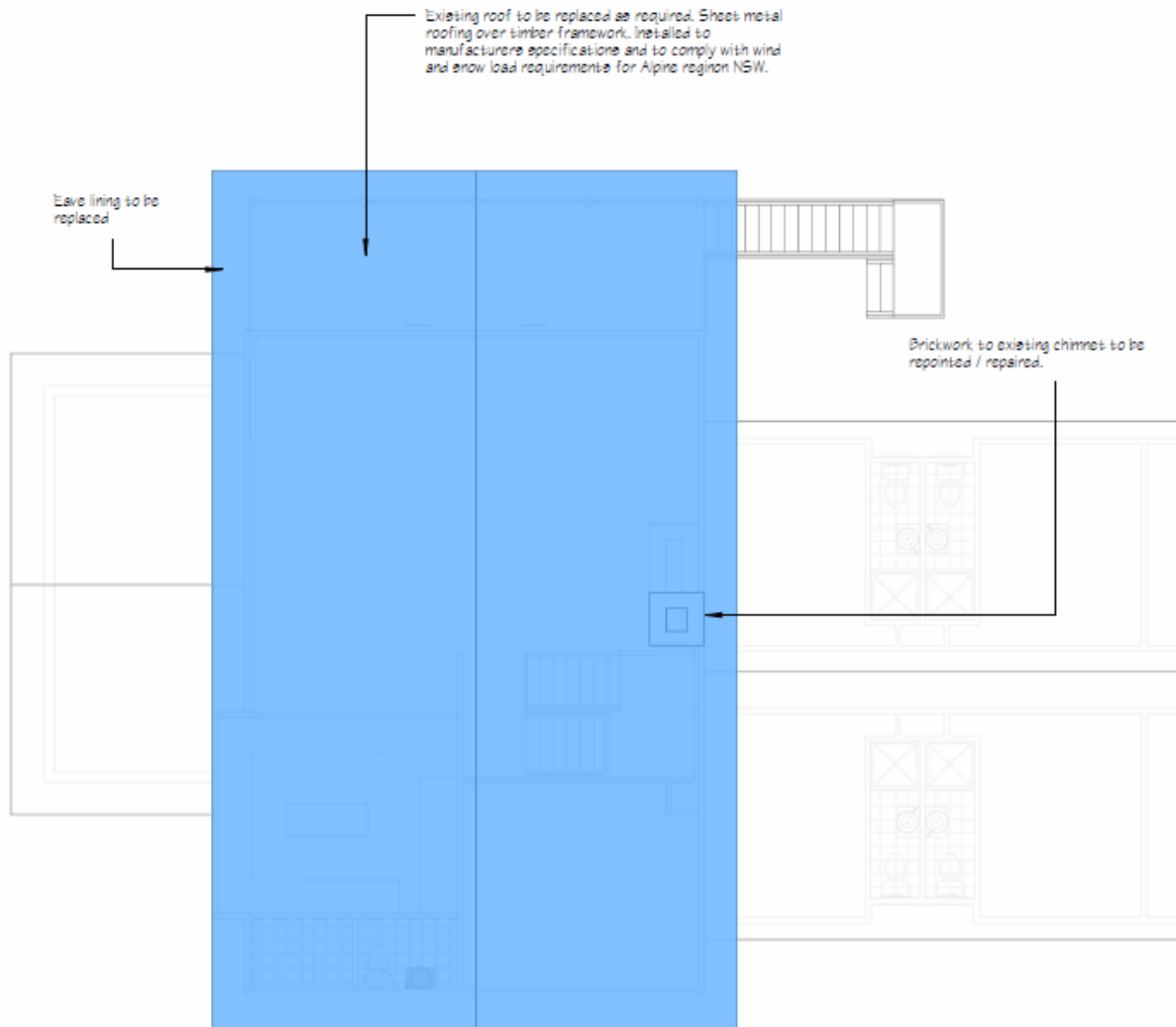
1 Level 1
1 : 100



1 Level 2 & 3
1 : 100

2 Existing Bathroom
1 : 100





1 Proposed Roof Plan

1 : 100

2. PLANNING LAYERS

The following planning layers are described in Table 1 and shown in the Figures below:

TABLE 1 PLANNING LAYERS

MAP	FIGURE	DESCRIPTION
BUSHFIRE PRONE LAND MAP	5	The subject lot is mapped as “Vegetation Category 1”.
LEP ZONE MAP	6	The subject lot is zoned as “C1 – National Parks and Nature Reserves”.
VEGETATION MAPPING	7	<p>The vegetation within 140m of Avalanche Alpine Club has been mapped as:</p> <ul style="list-style-type: none"> - SUB-ALPINE SHRUB-GRASS WOODLAND - SUB-ALPINE WET HERB-GRASSLAND-BOG <p>According to Keith (2004) this formation is classified as both “Woodland” and “Forest” depending on the density of the vegetation. Perisher Valley primarily consists of <i>Sub Alpine Woodland</i> vegetation formations. However, areas surrounding the lodge have been developed for tourist accommodation purposes.</p>
BIODIVERSITY VALUES MAP	8	The subject lot does not contain areas of High Biodiversity Values.

FIGURE 5 BUSHFIRE PRONE MAP

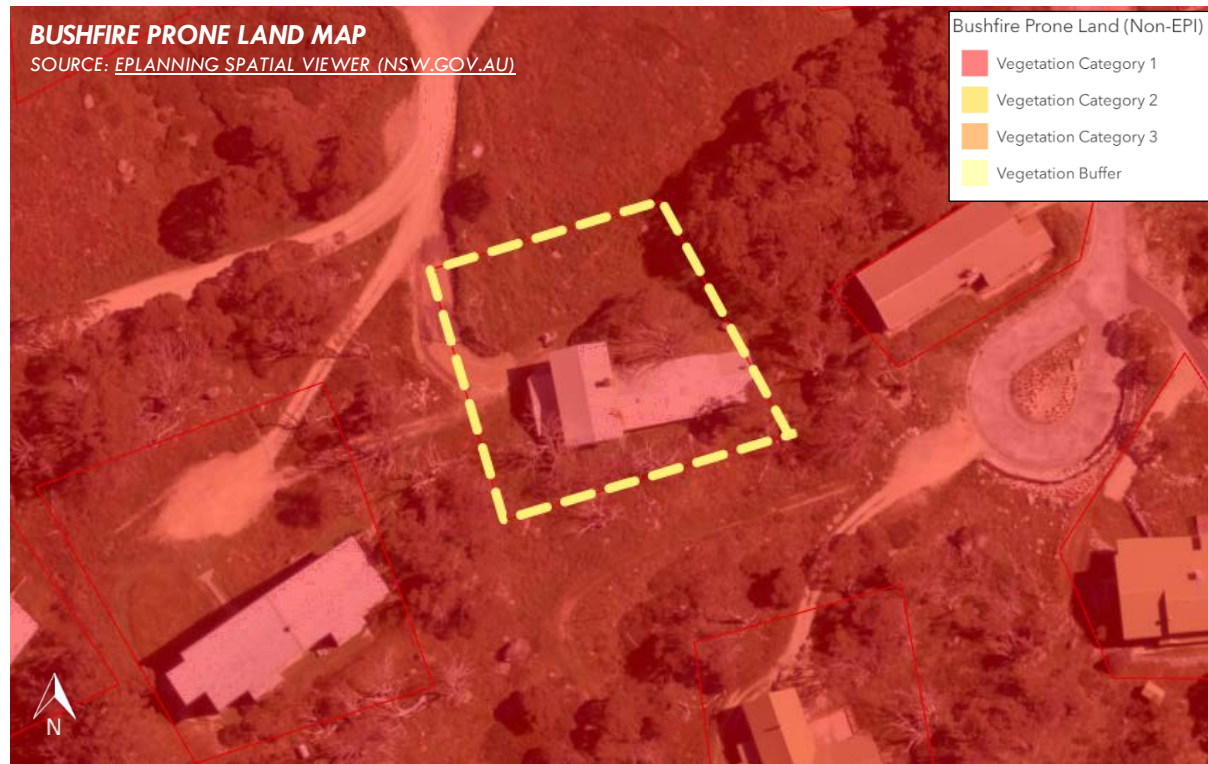


FIGURE 8 BIODIVERSITY VALUES MAP



3. SITE DESCRIPTION

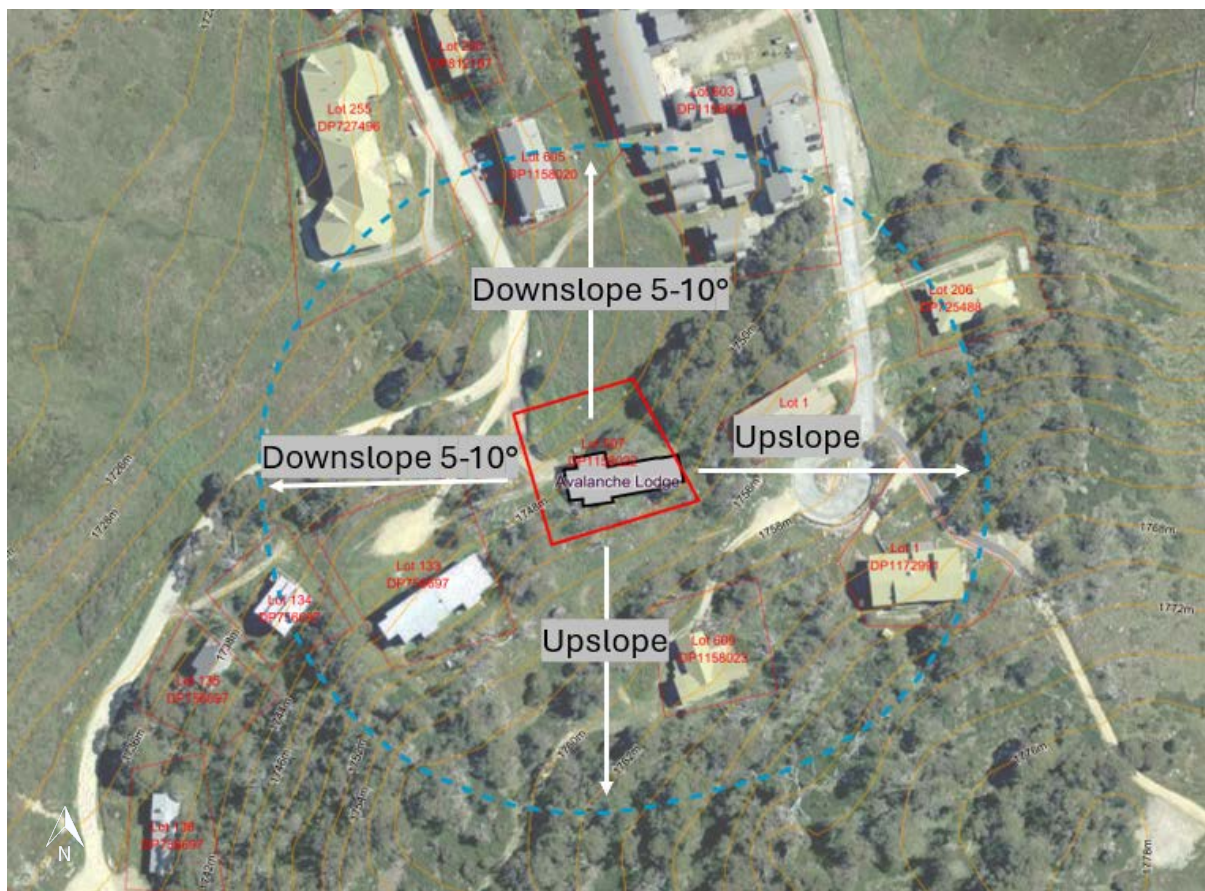
3.1. SLOPE AND ASPECT OF THE SITE WITHIN 100 M OF THE SITE

The Australian Standard AS3959-2018 identifies that the slope of the land under the classified vegetation is much more important than the slope between the site and the edge of the classified vegetation.

As can be seen in Figure 9 below, the land within 100m of the North elevation presents a 5 – 10° Downslope under *Sub-Alpine Woodland*, the land from the South and East elevations presents an upslope, and the land from the West elevation presents a 5 – 10° Downslope under *Sub-Alpine Woodland* vegetation.

The vegetation beyond the lease boundary is contained within the Kosciuszko National Park and cannot be maintained by the lessee of lot 603.

FIGURE 9 SLOPE



3.2. VEGETATION FORMATION WITHIN 140 M OF THE SUBJECT SITE

The area surrounding the site is primarily comprised of *Sub Alpine Woodland* and *Managed Land*. Within 140m of the site, the area is a combination of maintained *Sub Alpine Woodland* clusters, *Managed Land* and *Herb-Grassland-Bog* vegetation.

As seen in Figure 7, within 140m of the subject site consists primarily of two vegetation types:

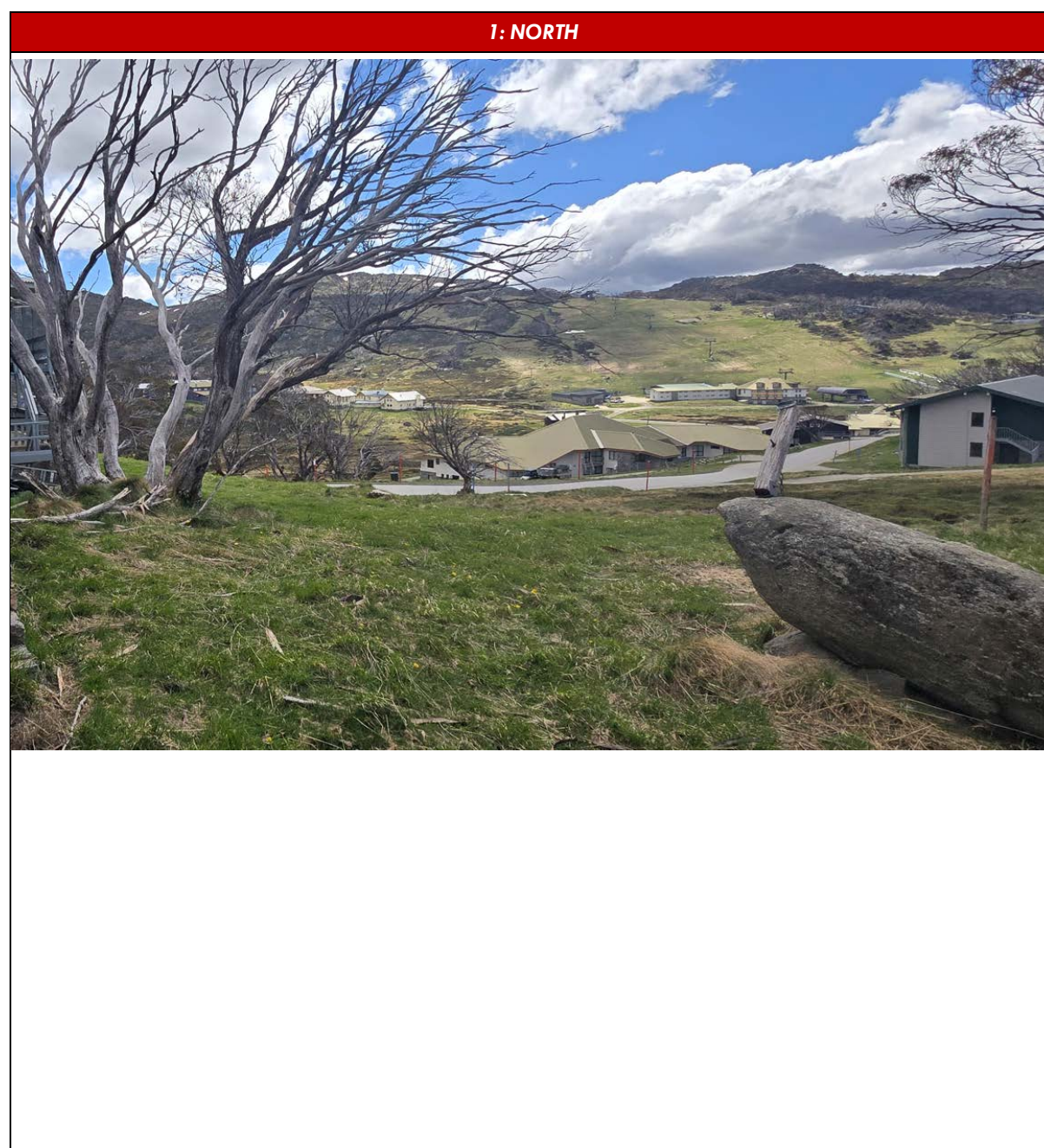
- **SUB-ALPINE SHRUB-GRASS WOODLAND**
- **SUB-ALPINE WET HERB-GRASSLAND-BOG**

Due to the density, and canopy connection with *Sub Alpine Woodland* areas surrounding the lodge, the vegetation classification for the site is *Sub Alpine Woodland*. *Sub-Alpine Woodland* is classified as 'Forest' under *Keith Vegetation Formation* for the purposes of *Bushfire* assessments.

The vegetation formations are described below and summarised in Table 2.

TABLE 2 PREDOMINATE VEGETATION CLASSIFICATION

	VEGETATION FORMATION	EFFECTIVE SLOPE	PHOTOS
NORTH	Sub Alpine Woodland	Downslope 5-10°	1
EAST	Sub Alpine Woodland	Upslope	3
SOUTH	Sub Alpine Woodland	Upslope	2
WEST	Sub Alpine Woodland	Downslope 5-10°	4

SITE PHOTOS

2: SOUTH



3: EAST



4: WEST**4.0 BIODIVERSITY ASSESSMENT****4.1 BIODIVERSITY OFFSETS SCHEME ASSESSMENT**

It is vital that all development and clearing follows the Biodiversity Offsets Scheme which has been created to avoid, minimise, and offset impacts on biodiversity.

There are two key elements to the Biodiversity Offsets Scheme, as follows:

- A. Developers and landholders who undertake development or clearing, generating a credit obligation which must be retired to offset their activity.
- B. Landholders who establish a biodiversity stewardship site on their land, generating credits to sell to developers or landholders who require those credits, to securely offset activities at other sites.

This report will address and assess the proposed development under element A. To complete this assessment, we will evaluate the four triggers and demonstrate that the proposed works should not trigger the Biodiversity Offsets Scheme and therefore the owner will not be required to offset their proposed activities.

4.1.1 CLEARING THRESHOLD**FIGURE 10 CLEARING THRESHOLD**

Minimum lot size associated with the property	Threshold for clearing, above which the BAM and offsets scheme apply
Less than 1 ha	0.25 ha or more
1 ha to less than 40 ha	0.5 ha or more
40 ha to less than 1000 ha	1 ha or more
1000 ha or more	2 ha or more

The proposed works do not require any tree removal or land clearing. Some trimming of tree limbs may be required for APZ management, however this will be significantly less than the permissible 0.25 ha of clearing. As a result, no offsets for the proposed works would be required due to this trigger.

4.1.2 BIODIVERSITY VALUES MAP

In order to assess if the development is located within an area identified with Biodiversity Values, we have completed a search using the Biodiversity Values Map. As shown in Figure 8, the subject allotment does not contain areas with high biodiversity values. Hence, the proposed works do not trigger the entry into the Biodiversity Offsets Scheme.

4.1.3 TEST OF SIGNIFICANCE

To assess the impact of the proposed maintenance works on threatened species we have completed a test of significance to determine if the proposed works are likely to significantly affect threatened species, ecological communities, or their habitats.

We have considered the level of impact to the biodiversity of the area and to do this we have assessed the significance of any of the proposed activities at the site and surrounding alpine ecosystem.

Our assessment of the impact on threatened species and habitats finds:

- No predicted impacts to threatened species habitat at all.
- No endangered ecological communities or critically endangered ecological communities located where building works are proposed to occur.
- No predicted impacts to threatened species habitat at all.
- No removal of breeding habitats or fragmentation of habitats as a result of clearing below the permissible clearing threshold so will unlikely impact the long-term survival of any species or community.
- The lot does not contain areas with High Biodiversity Values.
- Vegetation removal is a key threatening process, and no vegetation removal (under clearing threshold limits) is proposed.

Similarly, the test shows that the proposed maintenance works are not likely to have a significant impact on threatened species or their habitat and will not be carried out in a declared area of outstanding biodiversity value. Therefore, the applicant will not be required to apply the Biodiversity Offsets Scheme or prepare a species impact statement (SIS) as a result of this trigger.

4.1.4 AREAS OF OUTSTANDING BIODIVERSITY VALUES

Protecting the habitats of endangered species is vital to the conservation and recovery of these species. Areas of declared critical habitat under the Threatened Species Conservation Act 1995, have become the first Areas of Outstanding Biodiversity Value (AOBV) in NSW with the commencement of the Biodiversity Conservation Act 2016.

The Biodiversity Conservation Regulation 2017 establishes the criteria for declaring AOBVs. The criteria have been designed to identify the most valuable sites for biodiversity conservation in NSW.

Kosciuszko National Park is not listed as an Area of Outstanding Biodiversity under the Biodiversity Conservation Act 2016. Therefore, due to the subject site being located within Kosciuszko National Park the proposed asset protection zone and works will not be within an area of outstanding biodiversity values and hence not trigger the BOS.

4.1.5 BIODIVERSITY OFFSET SCHEME CONCLUSION

As a result, you can see that the no clearing is required for the proposed works, and the site does not contain BVM mapped areas. For these reasons, the development will not trigger the Biodiversity Offsets Scheme. Therefore, a biodiversity assessment report by a certified biodiversity assessor is not necessary.

5.0 BUSHFIRE THREAT ASSESSMENT

5.1 ASSET PROTECTION ZONES (APZ)

PBP 2019 Table A1.12.7 has been used to determine the width of the required APZ for the proposed development using the vegetation and slope data identified. An FFDI of 50 was used for this location. An APZ should be maintained from the commencement of building works and maintained for perpetuity.

The entire allotment can be managed as an Inner Protection Area (IPA).

The vegetation classification for bushfire purposes for this site is *Sub-Alpine Woodland*. *Sub-Alpine Woodland* vegetation can be managed as an Inner Protection Area (IPA). The IPA is critical for providing a defensible space and managing heat intensities at the building surface.

The IPA should provide a tree canopy cover less than 15% and any tree canopies must be located greater than 2 metre from any part of the proposed lodge roofline. Garden beds of flammable shrubs should not be located under trees and should be no greater than 10m from an exposed window or door. Trees should have lower limbs removed up to a height of 2 metres above ground.

Table 3 below shows the APZ and BAL Determination for existing lodge.

TABLE 3 APZ AND BAL DETERMINATION

	NORTH	NORTHEAST	EAST	SOUTH	WEST
GRADIENT	Downslope 5-10°	Flat	Upslope	Upslope	Downslope 5-10°
VEGETATION	Sub-Alpine Woodland	Sub-Alpine Woodland	Sub-Alpine Woodland	Sub-Alpine Woodland	Sub-Alpine Woodland
PROPOSED APZ	ENTIRE LOT TO BE MANAGED AS IPA	ENTIRE LOT TO BE MANAGED AS IPA	ENTIRE LOT TO BE MANAGED AS IPA	ENTIRE LOT TO BE MANAGED AS IPA	ENTIRE LOT TO BE MANAGED AS IPA
SEPARATION DISTANCE (TO LOT BOUNDARY)	20 m	4.5m	0 m	7 m	10 m
APZ REQUIRED BY PBP 2019 UNDER TABLE A1.12.7	17m	11m	11m	11m	17m
BAL PROPOSED	BAL 40	BAL FZ	BAL FZ	BAL FZ	BAL FZ

5.2. RELEVANT CONSTRUCTION STANDARD

The Australian Standard AS 3939 – 2018 is the enabling standard that addresses the performance requirements of both parts 2.3.4 and Part GF5.1 of the Building Code of Australia for the construction of the Class 1, 2 and Class 3 buildings within a designated Bushfire Prone Area.

The following was determined for this site:

Relevant fire danger index..... FFDI 50

Any new works proposed to Avalanche Alpine Club will be required to meet **BAL FZ** construction on the **Northeast, East, South and West elevations** and **BAL40** construction on the **North and Northwest** elevations, demonstrated in Figure 11, as per the requirements of AS 3959.

FIGURE 11 BAL MAP - APZ

5.3. SAFE OPERATIONAL ACCESS

The Planning for Bushfire Protection requires the provision of safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.

The PBP (2019) requires the provision of safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.

- Porcupine Road is a two-wheel drive, all weather road. The widths and design would allow safe access for firefighters while residents are evacuating an area. The capacity of road surfaces is sufficient to carry fully loaded firefighting vehicles.

5.4. EMERGENCY MANAGEMENT

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments.

To achieve this, the following conditions shall apply:

A building evacuation diagram, site layout diagram and Statement of Action are to be provided for the proposed development in accordance with Building Emergency Procedures and Bush Fire Evacuation Plan, the NSW Rural Fire Service Guidelines for the Preparation of Emergency/Evacuation Plan and with Australian Standard AS 3745 2010 'Planning for Emergencies in Facilities'.

The owners are advised to obtain the NSW Rural Fire Service – “Guidelines for the Preparation of Bush Fire Evacuation Plans” & ‘Bush Fire Survival Plan’ In the event of emergency, the owners should ensure they are familiar with the RFS Bush Fire Alert Levels and use their Bush Fire Survival Plan.

5.5. ADEQUATE WATER AND UTILITY SERVICES

Perisher Valley is serviced by reticulated water. Hydrants are located on Porcupine Road across from Avalanche Alpine Club and off Candle Heath Road to the rear of Avalanche Alpine Club. The location and distance to the hydrants will be consistent with the requirements of the PBP 2019.

Any bottled gas will be installed and maintained in accordance with AS1596 and the requirements of the relevant authority. If gas cylinders need to be kept close to the buildings, the release valves must be directed away from the building and away from any combustible material. Polymer sheathed flexible gas supply lines to gas meters adjacent to buildings are not to be used.

6.0 LANDSCAPING

An APZ is required to be established and should be maintained for perpetuity as specified.

When landscaping, vegetation should be located greater than 2 m from any part of the roofline of a building or the shed. Garden beds of flammable shrubs are not to be located under trees and should not be within 10 m of an exposed window or door. Trees should have lower limbs removed up to a height of 2 m above the ground.

Appendix 4 (PBP 2019) provides guidelines for landscaping and Bushfire Provisions within the APZ. To incorporate bushfire protection measures into future development, the owner is advised to consider the following:

- Avoid planting trees species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopy.
- Avoid planting deciduous species that may increase fuel at surface/ground level by the fall of leaves.
- Avoid climbing species to walls and pergolas.
- Locate combustible materials such as woodchips/mulch, flammable fuel stores (LPG gas bottles) away from the building.
- Locate combustible structures such as garden sheds, pergolas, and materials such as timber furniture away from the building.
- Ensure any vegetation planted around the house is a suitable distance away so these plants do not come into physical contact with the house as they mature.

The property should be developed to incorporate suitable impervious area surrounding the house, including courtyards, paths, and driveways.

7. HOW THIS PROPOSAL MEETS DEEMED TO SATISFY SOLUTION

DEMONSTRATION COMPLIANCE UNDER SECTION 6.4 – SPECIFIC OBJECTIVES PLANNING FOR BUSHFIRE (2019)

PERFORMANCE CRITERIA	COMPLIES	ACCEPTABLE SOLUTIONS
THE INTENT MAY BE ACHIEVED WHERE:		
→ provide an appropriate defensible space	<input checked="" type="checkbox"/>	The entire allotment is to be managed as an Inner Protection Area (IPA). This will provide an appropriate defensible space surrounding the existing lodge.
→ site the building in a location which ensures appropriate separation from the hazard to minimise potential for material ignition	N/A	There are no proposed changes to the existing building footprint.
→ provide a better bush fire protection outcome for existing buildings	<input checked="" type="checkbox"/>	The proposed development will ensure the protection of assets and occupants by ensuring the condition of the building is maintained.
→ new buildings should be located as far from the hazard as possible and should not be extended towards or situated closer to the hazard than the existing buildings (unless they can comply with section 6.8);	N/A	No new buildings proposed, the proposed works are for maintenance works and internal alterations to the existing lodge.
→ ensure there is no increase in bush fire management and maintenance responsibility on adjoining landowners without their written confirmation	<input checked="" type="checkbox"/>	The proposed works will not increase bush fire management and maintenance responsibility for adjoining landowners.
→ ensure building design and construction enhances the chances of occupant and building survival	<input checked="" type="checkbox"/>	All new works will provide BAL FZ construction on the Northeast, East, South and West and BAL40 on the Northwest and North elevations, as demonstrated in Figure 11, all maintenance works (like-for-like replacement) will provide equivalent or improved bushfire resistant materials.
→ provide for safe emergency evacuation procedures including capacity of existing infrastructure (such as roads)	<input checked="" type="checkbox"/>	Access to the development is provided via Porcupine Road, which is an all-weather two-wheel drive access road. An individual evacuation plan will be prepared as described in section 5.4 of this report.

**DEMONSTRATION COMPLIANCE UNDER SECTION 6.6 – SPECIFIC OBJECTIVES
PLANNING FOR BUSHFIRE (2019)**

PERFORMANCE CRITERIA	COMPLIES	ACCEPTABLE SOLUTIONS
THE INTENT MAY BE ACHIEVED WHERE:		
→ provide an appropriate defensible space	<input checked="" type="checkbox"/>	The entire allotment is to be managed as an Inner Protection Area (IPA). This will provide an appropriate defensible space surrounding the existing lodge.
→ provide a better bush fire protection outcome for existing structures (e.g., via ember protection measures)	<input checked="" type="checkbox"/>	The proposed development will ensure the protection of assets and occupants by ensuring the condition of the building is maintained.
→ ensure new building work complies with the construction standards set out in AS 3959;	<input checked="" type="checkbox"/>	All new building works are to comply with AS 3959, as per the recommendations of this report.
→ to ensure ongoing management and maintenance responsibilities are in place where APZs are proposed outside of the sub lease or leasehold area	<input checked="" type="checkbox"/>	No APZ is proposed outside of the leasehold area.
→ written consent from the land managers is provided for all proposed works outside of the sub lease or leasehold area	<input checked="" type="checkbox"/>	No APZ is proposed outside of the leasehold area.
→ proposed APZs outside of the sub lease or leasehold area are supported by a suitable legal mechanism to ensure APZs are managed under a binding legal agreement in perpetuity	<input checked="" type="checkbox"/>	No APZ is proposed outside of the leasehold area.
→ ensure building design and construction standards enhance the chances of occupant and building survival;	<input checked="" type="checkbox"/>	The proposed development will ensure the protection of assets and occupants by ensuring the condition of the building is maintained.
→ provide safe emergency evacuation procedures. → Any additional construction requirements should be commensurate with the following: <ul style="list-style-type: none"> – the scope of the proposed works, including any increase in size and footprint of the building – any additional capacity for the accommodation of guests and/or staff on site – the cost associated with the proposed upgrade of any building. 	<input checked="" type="checkbox"/>	Access to the development is provided via Porcupine Road, which is an all-weather two-wheel drive access road. An individual evacuation plan will be prepared as described in section 5.4. of this report.

8.0 CONCLUSION

Pending the satisfaction of recommendations outlined in this report, the level of bushfire hazard risk identified in relation to the subject land and the proposed development is not considered to be such that the proposal should be denied due to bushfire considerations.

- ***The maintenance and repair work meets the requirements of section 6.5 of the Planning for Bushfire Protection 2019. The repair works are not required to meet a specific BAL. Hence, the repair and maintenance work must provide equivalent or improved bushfire resistant materials.***
- ***Like-for-like replacement of windows as noted in plans. The replacement windows (that must be the same size and location) meets the requirements of section 6.5 of the Planning for Bushfire Protection 2019 and are not required to meet specific BAL. The replacement windows can be equivalent or improved bushfire resistant materials.***
- ***Any new works will be required to meet BAL FZ construction requirements on the Northeast, East, South and West elevations and BAL 40 construction requirements on the North and Northwest elevations as per AS 3959.***
- ***The entire allotment is to be managed as an Inner Protection Area.***

The conclusion of this assessment is based on plans drafted by Jude Little Building Designer, Version D dated 15th December 2024. Works not noted within these plans may be subject to further Bushfire assessment as deemed necessary by the RFS or the Department of Planning.

This proposal meets a “deemed to satisfy” outcome for Bushfire Protection.

This report does not find that the proposal should be rejected due to bushfire considerations provided the recommendations are undertaken as proposed.

ASSESSOR & QUALIFICATIONS



Matthew Stewart

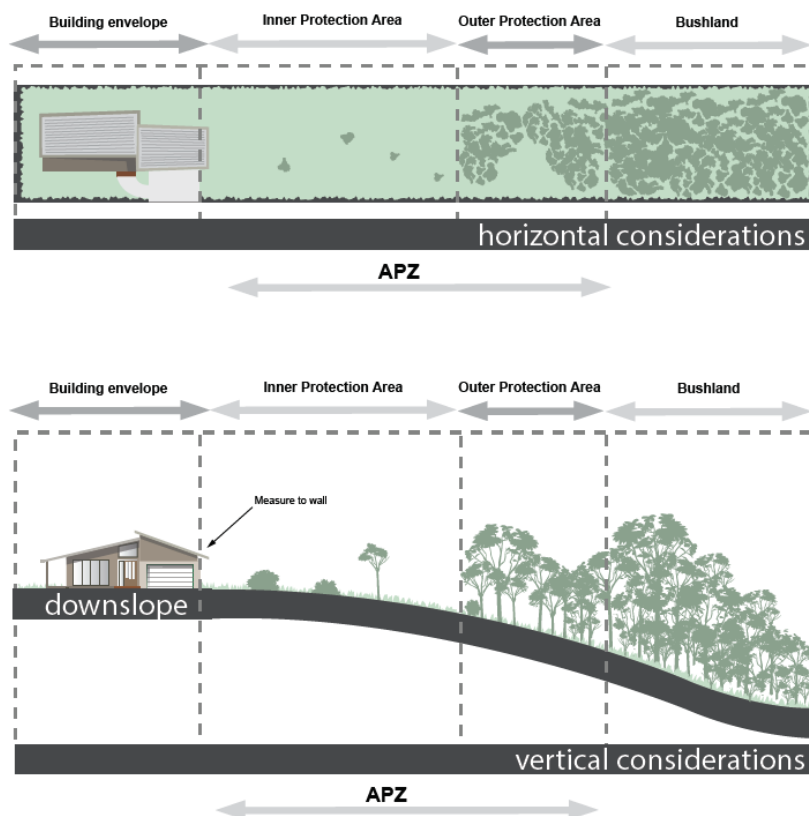
FPAA BPAD Accredited Bushfire Practitioner – No 27149

APPENDIX I DEFINITION OF ASSET PROTECTION ZONES

Vegetation within the APZ should be managed in accordance with APZ specifications for the purposes of limiting the travel of a fire, reducing the likelihood of direct flame contact, and removing additional hazards or ignition sources. The following outlines some general vegetation management principles for APZs:

1. Discontinuous shrub layer (clumps or islands of shrubs not rows)
2. Vertical separation between vegetation stratum
3. Tree canopies not overhanging structures
4. Management and trimming of trees and other vegetation in the vicinity of power lines and tower lines in accordance with the specifications in "Vegetation Safety Clearances" issued by Energy Australia (NS179, April 2002)
5. Maintain low ground covers by mowing / whipper snipper / slashing; and
6. Non-combustible mulch e.g. stones and removing stores of combustible materials
7. Vegetation to be planted should consist of fire retardant/ less flammable species strategically located to reduce attack from embers (i.e. as ember traps when in small clumps and short wind breaks).

Typical Inner and Outer Protection Areas.



APPENDIX C

GEOTECHNICAL ASSESSMENT (INCLUDING FORM 4 MINIMAL IMPACT CERTIFICATION)

Form 4 – Minimal Impact Certification

DA Number: _____

This form may be used where minor construction works which present minimal or no geotechnical impact on the site or related land are proposed to be erected within the "G" line area of the geotechnical maps.

A geotechnical engineer or engineering geologist must inspect the site and/or review the proposed development documentation to determine if the proposed development requires a geotechnical report to be prepared to accompany the development application. Where the geotechnical engineer determines that such a report is not required then they must complete this form and attach design recommendations where required. A copy of Form 4 with design recommendation, if required, must be submitted with the development application.

Please contact the Alpine Resorts Team in Jindabyne for further information - phone 02 6456 1733.

To complete this form, please place a cross in the appropriate boxes ☐ and complete all sections.

1. Declaration made by geotechnical engineer or engineering geologist in relation to a nil or minimal geotechnical impact assessment and site classification

I,
 Mr ☒ Ms ☐ Mrs ☐ Dr ☐ Other

First Name

Adrian

Family Name

Hulskamp

OF

Company/organisation

JK Geotechnics

certify that I am a geotechnical engineer /engineering geologist as defined by the "Policy" and I have ~~inspected the site~~ and reviewed the proposed development known as

Reviewed the report by David Schwarzer of JK Geotechnics (Ref. 37091PHDlet)

As a result of my site inspection and review of the following documentation

(List of documentation reviewed)

Architectural drawings prepared by Jude Little (Drawing Nos. S0 to S8, Revision A)

I have determined that;

- ☒ the current load-bearing capacity of the existing building will not be exceeded or adversely impacted by the proposed development, and
- ☒ the proposed works are of such a minor nature that the requirement for geotechnical advice in the form of a geotechnical report, prepared in accordance with the "Policy", is considered unnecessary for the adequate and safe design of the structural elements to be incorporated into the new works, and
- ☒ in accordance with AS 2870.1 Residential Slabs and Footings, the site is to be classified as a type

(insert classification type)

MA. Refer to report. New footings not expected.

- ☒ I have attached design recommendations to be incorporated in the structural design in accordance with this site classification.

I am aware that this declaration shall be used by the Department as an essential component in granting development consent for a structure to be erected within the "G" line area (as identified on the geotechnical maps) of Kosciuszko Alpine Resorts without requiring the submission of a geotechnical report in support of the development application.

2. Signatures

Signature



Name

Adrian Huls Kamp

Chartered professional status

Chartered Engineer No. 1480317

Date

21 October 2024

3. Contact details

Alpine Resorts Team

Shop 5A, 19 Snowy River Avenue
P O Box 36, JINDABYNE NSW 2627
Telephone: 02 6456 1733
Facsimile: 02 6456 1736
Email: alpineresorts@planning.nsw.gov.au



**SPECIALIST ADVICE TO
AVALANCHE ALPINE CLUB CORPORATE LTD**

**ON
GEOTECHNICAL ASSESSMENT**

**FOR
PROPOSED ALTERATIONS**

**AT
33 PORCUPINE ROAD, PERISHER VALLEY, NSW**

Date: 21 October 2024

Ref: 37091PHDrpt

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Report prepared by:

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Associate | Geotechnical Engineer



Report reviewed by:

Adrian Hulskamp
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NSW Fair Trading RPE No. PRE0000739

For and on behalf of
JK GEOTECHNICS
PO BOX 976
NORTH RYDE BC NSW 1670

DOCUMENT REVISION RECORD

Report Reference	Report Status	Report Date
37091PHDrpt	Final Report	18 October 2024

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ATTACHMENTS

Figure 1: Site Location Plan

Appendix A: Provided Architectural Drawings

1 INTRODUCTION

This specialist advice report presents the results of a geotechnical assessment for the proposed alterations at the Avalanche Lodge, 33 Porcupine Road, Perisher Valley, NSW. The assessment was commissioned by Mr Peter Strudwick by a signed 'Acceptance of Proposal' form received on 2 October 2024.

Based on the provided architectural drawings prepared by Jude Little (Drawing Nos. S0 to S8, dated 17 September 2024), we understand the proposed alterations will comprise upgrading the existing bathrooms, conversion of a store room to a sauna, replacing the existing timber balcony, landing and railing, and upgrading the existing roof. It is intended to utilise the existing balcony footings as part of the balcony replacement works. The provided architectural drawings are presented in the attached Appendix A.

The purpose of the geotechnical assessment was to inspect the site to note the surface features and review the provided architectural drawings. Following this, we would then determine whether the proposed works present minimal or no geotechnical impact on the site, and if so, complete a signed Form 4 – Minimal Impact Certification. Based on our assessment, we would also determine whether a further geotechnical report, which includes a risk assessment, would be required. This report has been prepared in accordance with the requirements of the Geotechnical Policy for Kosciuszko Alpine Resorts (2003).

This report provides specialist advice for use by the structural designer in preparing their design and no part of this report is considered or intended to be a regulated design in accordance with the Design and Building Practitioners Act 2020.

2 ASSESSMENT PROCEDURE

Our assessment comprised a review of the provided architectural drawings, as well as a walkover inspection of the topographic, surface drainage and geological conditions of the site and its immediate environs by our Associate geotechnical engineer (David Schwarzer) on 11 October 2024.

Record photographs of the site, including the existing balcony, were taken and some have been included in this report. No subsurface investigation was carried out as part of this assessment.

3 SITE OBSERVATIONS

Avalanche Lodge ("the Lodge") is located on a north-west facing hillside which generally slopes at about 12°. The Lodge has been constructed by cutting into the hillside to an estimated maximum depth of about 2.3m. The battered sides of the excavation were graded at a maximum of about 40°, which the deepest and steepest batters located adjacent to the south-east corner of the Lodge. The batters were mostly grass covered.

At the time of our inspection, the site contained a one and two storey weatherboard clad building supported on a granite block and masonry block base. The Lodge structure generally appeared to be in good external condition, based on a cursory inspection from the ground surface level surrounding the Lodge. The existing timber balcony was located on the northern side of the lodge at its western end. However, the timber balcony, railings and posts, generally appeared to be in poor condition with signs of decaying joists and railings; refer to Plates 1 to 5 below.



Plate 1 – Existing timber balcony and sheet metal roof



Plate 2 – Ground floor timber railing



Plate 3 – Balcony timber railing

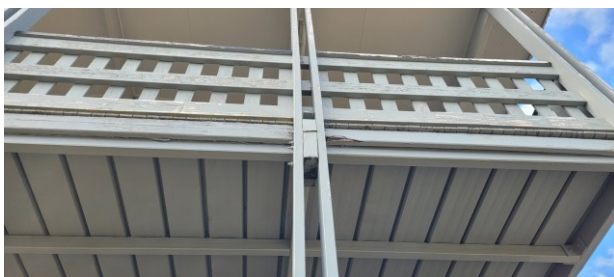


Plate 4 – Balcony timber railing



Plate 5 – Ground floor timber railing

The neighbouring lodges to the north-east and south-west were set back at least 20m the Lodge and generally appeared to be in good external condition when viewed from the subject site.

We did not observe any obvious signs of hillside instability such as slumping, tension cracks, etc, and the site appeared to be well drained. Granite tors were visible around the site, suggesting weathered granite is present at shallow depth.

4 COMMENTS AND RECOMMENDATIONS

With reference to the provided architectural drawings, replacement of the existing balcony and roof are expected to be of similar timber and sheet metal construction. The structural loads imposed by the new balcony and roof are therefore expected to be similar to the loads imposed by the existing balcony and roof. We understand that the timber posts supporting the balcony and the northern end of the second storey roof are to be replaced with steel posts which we understand from our discussion with Peter Strudwick will be most likely supported on existing footings. We acknowledge though, that there is a possibility that new footings may be required to support some of the new steel posts.

Therefore, as the structural loads imposed by the new balcony and roof are expected to be similar to the loads from the existing structure, and as there will be no bulk excavation or filling required for the works (apart from possibly localised and shallow excavation for new footings), we consider the proposed works will constitute 'minimal or no geotechnical impact' on the site. In our opinion, a geotechnical report prepared in accordance with the Geotechnical Policy for Kosciuszko Alpine Resorts (2003) is not required for the proposed works. This specialist advice report is preceded by a completed 4 – Minimal Impact Certification.

If additional structural loads are to be imposed onto existing footings, we strongly recommend that test pits be excavated to assess the footing details and foundation materials. The test pits must be jointly inspected by the structural engineer and JK Geotechnics to assess whether underpinning or strengthening of existing footings is required.

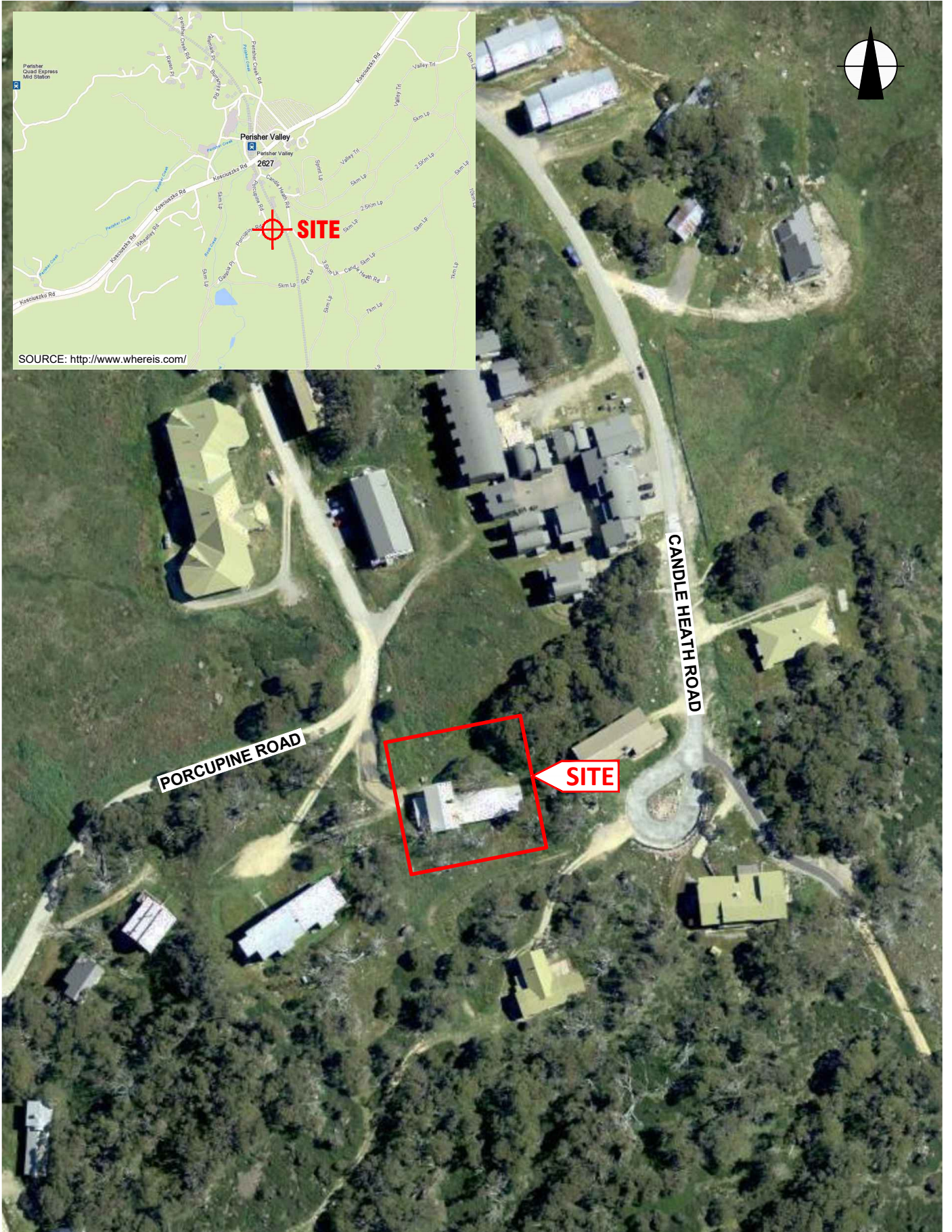
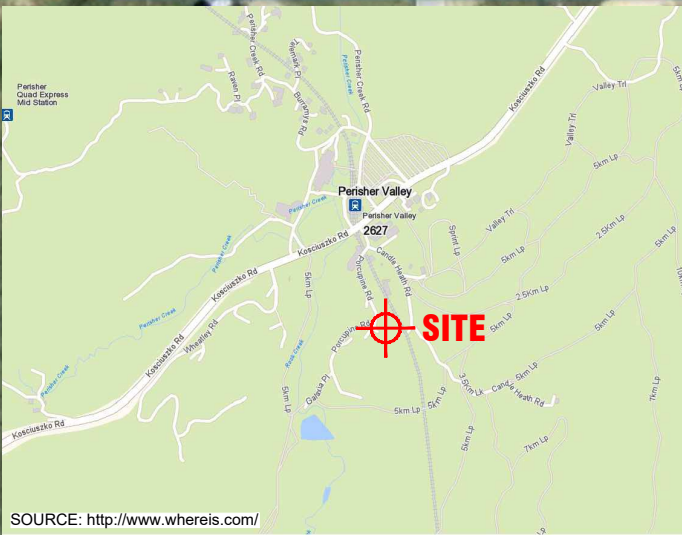
If new footings are required, these should be in weathered granite which is expected to be present at shallow depth and may be designed for an allowable bearing pressure of 400kPa, subject to geotechnical inspection. All footing excavations must be cleaned of any loose and water softened material and free of any standing water prior to pouring concrete.



If as part of the proposed works any existing subsoil drainage or surface drainage measures are disturbed, these should be reconstructed so that the current site drainage is maintained.

5 GENERAL COMMENTS

This report has been prepared for the particular project described and no responsibility is accepted for the use of any part of this report in any other context or for any other purpose. If there is any change in the proposed development described in this report then all recommendations should be reviewed. Copyright in this report is the property of JK Geotechnics. We have used a degree of care, skill and diligence normally exercised by consulting engineers in similar circumstances and locality. No other warranty expressed or implied is made or intended. Subject to payment of all fees due for the assessment, the client alone shall have a licence to use this report. The report shall not be reproduced except in full.



AERIAL IMAGE SOURCE: MAPS.SIX.NSW.GOV.AU

Title:		SITE LOCATION PLAN	
Location:		33 PORCUPINE ROAD, PERISHER VALLEY, NSW	
Report No:		37091PHD	Figure No: 1
JKGeotechnics			



This plan should be read in conjunction with the JK Geotechnics report.

