

STATEMENT OF ENVIRONMENTAL EFFECTS

EXTERNAL ALTERATIONS-CLADDING GUNUMA LODGE, PLUM PINE ROAD SMIGGIN HOLES KOSCIUSZKO NATIONAL PARK



JANUARY 2013

Project: 02-13

Dabyne Planning Pty Ltd

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EXTERNAL ALTERATIONS-CLADDING GUNUMA LODGE, PLUM PINE ROAD SMIGGIN HOLES KOSCIUSZKO NATIONAL PARK

This report has been prepared by:

A handwritten signature in black ink, appearing to read 'I. Pasalich', is positioned above a horizontal line.

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Principal

Dabyne Planning Pty Ltd

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CONTENTS

| | | |
|----------|--------------------------------------------------------------------------------|-----------|
| 1 | Introduction | 2 |
| 2 | The Locality and the Site | 3 |
| 2.1 | The Locality | 3 |
| 2.2 | The Site | 4 |
| 3 | Description of the Development | 6 |
| 3.1 | General Description | 6 |
| 4 | Environmental Planning Assessment | 8 |
| 4.1 | Section 79C(1)(a)(i) – Environmental Planning Instruments | 8 |
| 4.2 | Section 79C(1)(a)(ii) – Draft Environmental Planning Instruments | 10 |
| 4.3 | Section 79C(1)(a)(iii) – Development Control Plans | 10 |
| 4.4 | Section 79C(1)(a)(iiiia) – Planning Agreements | 11 |
| 4.5 | Section 79C(1)(a)(iv) – Regulations | 11 |
| 4.6 | Section 79C(1)(b) – Likely Impacts | 11 |
| 4.7 | Section 79C(1)(c) – Suitability of the Site | 11 |
| 4.8 | Section 79C(1)(d) – Submissions | 11 |
| 4.9 | Section 79C(1)(e) – Public Interest | 11 |
| 5 | Conclusion | 12 |
| | APPENDIX A Site Environmental Management Plan | |
| | APPENDIX B Perisher Range Resorts Master Plan – Schedule 2 Assessment Table | |

1. INTRODUCTION

Dabyne Planning Pty Ltd has been engaged to prepare a Statement of Environmental Effects to accompany a Development Application (DA) to the NSW Department of Planning & Infrastructure.

The application relates to Gunuma Lodge, located on Plum Pine Road (formally known as Willow Road), Smiggin Holes within Kosciuszko National Park.

The site comprises an existing club lodge used for tourist accommodation that has a maximum accommodation capacity of forty (40) beds.

The proposal seeks consent to undertake external alterations to all facades of the building by installing metal cladding over the existing timber cladding and having the existing window frames, external doors, fascia, deck support structure and balustrades re-painted.

The proposed metal cladding to be used is 'Lysaght Easyclad' in a horizontal profile and the colour to be 'Deep Ocean' (a dark blue Colorbond colour). The proposed repainting of the existing window frames, external doors, fascia, deck support structure and balustrades will be in 'Dune' (a light grey Colorbond colour)

All of the proposed works are external to the building and within the existing building footprint.

A detailed description of the proposal is provided in Section 3 of the report.

The purpose of this SEE is to:

- describe the land to which the DA relates.
- describe the form of the proposed works.
- define the statutory planning framework within which the DA is to be assessed and determined; and
- assess the proposed development against the matters for consideration listed under Section 79C(1) of the Environmental Planning and Assessment Act, 1979 (EP&A Act, 1979).

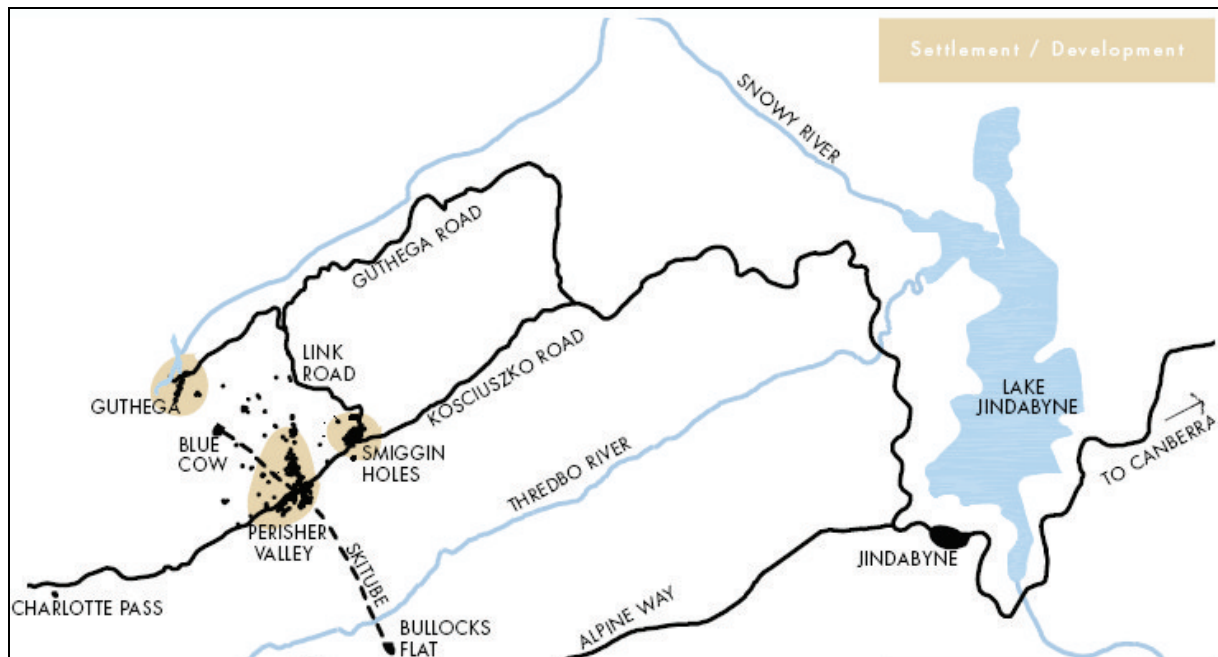
The report has been prepared in accordance with the requirements of Schedule 1 of the Environmental Planning and Assessment Regulations 2000.

2. THE LOCALITY & THE SITE

2.1 The Locality

The subject site is located within Smiggin Holes, which forms part of the Perisher Range Resorts. Access to the resort is achieved via the Link Road which is accessed from Kosciuszko Road.

The location of Smiggin Holes is illustrated in context with the regional locality below:



*Figure 1: Location of Smiggin Holes in context with the Region
(source: Perisher Range Resorts Master Plan)*

The location of the site in context with the locality is illustrated in Figure 2 below:



Figure 2: Context of the site within the locality

2.2 The Site

The subject site is located on Plum Pine Road (formally known as Willow Road) which is accessed from Link Road within the eastern side of Smiggin Holes.

The lodge is located adjacent to Willow Lodge, The Lodge & Windarra Lodge.

The site is located between Link Road and the Smiggin Holes carpark adjacent to the west and Plum Pine Road to the east.

On the northern and southern side of the lodges are a few groups of trees with the understorey predominantly disturbed.

The vegetation beyond the lease boundaries is predominantly comprised of sub-alpine woodland with a mix of native and exotic grasses with limited heath coverage.

The location of the lodge in context with Smiggin Holes is provided in the aerial plan provided in figure 3:



Figure 3: Location of the subject site in relation to the adjoining sub-lessees

The existing lodge is a mix of masonry and timber construction with the cladding being timber and the base of the lodge granite stone, with a gable metal roof.

The following photos identify the existing building:



Figure 4: Photo of the western side of the lodge from the Link Road



Figure 5: Photo of the south-western corner of the lodge



Figure 6: Photo of the north-western corner of the lodge



Figure 7: Photo of the south-eastern corner of the lodge



Figure 8: Photo of the eastern side



Figure 9: Photo of eastern side of the lodge from Plum Pine Road

3. DESCRIPTION OF THE DEVELOPMENT

3.1 General Description

The proposed development comprises of external alterations to all the facades of the existing lodge by installing metal cladding over the existing timber cladding.

The proposed metal cladding to be used is 'Lysaght Easyclad' in a horizontal profile and the colour to be 'Deep Ocean' (a dark blue Colorbond colour) shown in figure 10 below. Specifications of the Lysaght Easyclad product are provided below.

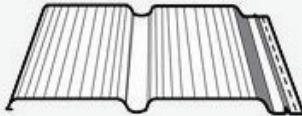
LYSAGHT EASYCLAD®
Product Description and Features

The LYSAGHT EASYCLAD® wall cladding is a stylish solution for both interior and exterior steel walling applications. Simple clips are used for fixing the start of the first sheet, subsequent sheets are nailed or screwed.

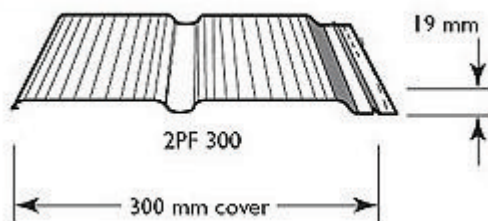
- ▶ Can be used for walls, ceilings, infill panels and sections
- ▶ Versatile panels can run vertically or horizontally
- ▶ Wide range of trim sections and accessories
- ▶ High impact resistance due to profile strength
- ▶ Panels can run vertically or horizontally.

Note:

- ▶ LYSAGHT EASYCLAD® is only suitable in for use for walling in non-cyclonic areas
- ▶ Not intended for roofing
- ▶ LYSAGHT EASYCLAD® is not available in WA
- ▶ Read our [Guidelines for using COLORBOND® steel & ZINCALUME® steel](#).
- ▶ Please check with your [local supplier](#) regarding specific colour availability for this product.



Schematic



The cladding will be installed with timber battens over the existing timber cladding to provide additional insulation and waterproofing.

To provide an integrated colour palette and upgrade the other external features of the lodge, the existing window frames, external doors, fascia, deck support structure and balustrades will be repainted in a 'Dune' colour (a light grey Colorbond colour) as illustrated in figure 11 below.



Deep Ocean®+™

Figure 10: Colour of the Lysaght Easyclad cladding to be used



Dune®+™

Figure 11: Colour of repainted window frames, external doors, fascia, deck support structure and balustrades

4. ENVIRONMENTAL PLANNING ASSESSMENT

4.1 SECTION 79C(1)(a)(i) – ENVIRONMENTAL PLANNING INSTRUMENTS

The only applicable Environmental Planning Instrument to the proposed development and site is State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 (SEPP Alpine Resorts). The relevant clauses contained within SEPP Alpine Resorts are addressed below:

Clause 11 - Land Use Table:

The land use table for the Perisher Range Resorts specifies that ‘Tourist accommodation’ is permitted with consent. The proposed external alterations are for an existing lodge building used for tourist accommodation and are therefore permissible with consent.

Clause 14 - Matters for consideration:

| Matter for Consideration | Response |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cl.14 (1) In determining a development application that relates to land to which this Policy applies, the consent authority must take into consideration any of the following matters that are of relevance to the proposed development: | |
| (a) the aim and objectives of this Policy, as set out in clause 2, | <p><i>The proposed external alterations are contained within the existing building footprint and will result in metal cladding being overlaid over existing timber cladding which will have no impact upon the existing natural environment.</i></p> <p><i>The proposed alterations are considered to result in a development that is consistent with the aims and objectives set out in clause 2 of the SEPP.</i></p> |
| (b) the extent to which the development will achieve an appropriate balance between the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding), | <p><i>The proposed external alterations do not require any mitigation measures for environmental hazards.</i></p> |

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>c) having regard to the nature and scale of the development proposed, the impacts of the development (including the cumulative impacts of development) on the following:</p> <p>(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development,</p> <p>(ii) the capacity of the reticulated effluent management system of the land to which this Policy applies to cater for peak loads generated by the development,</p> <p>(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,</p> <p>(iv) the capacity of any existing water supply to cater for peak loads generated by the development,</p> | <p><i>The proposed external alterations will not affect the capacity of the existing transport, reticulated effluent management system, waste disposal facilities or existing water supply within the Village.</i></p> |
| <p>(d) any statement of environmental effects required to accompany the development application for the development,</p> | <p><i>This Statement of Environmental Effects satisfies this sub-clause.</i></p> |
| <p>(e) if the consent authority is of the opinion that the development would significantly alter the character of the alpine resort—an analysis of the existing character of the site and immediate surroundings to assist in understanding how the development will relate to the alpine resort,</p> | <p><i>The proposed external alterations will not alter the character of the resort.</i></p> |
| <p>(f) the Geotechnical Policy—Kosciuszko Alpine Resorts (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development</p> | <p><i>The proposed external alterations are contained within the existing building footprint and will result in metal cladding being overlayed over existing timber cladding.</i></p> <p><i>With no earthworks or excavations proposed, no Geotechnical Risk assessment is required.</i></p> |
| <p>(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,</p> | <p><i>Not applicable.</i></p> |
| <p>(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,</p> | <p><i>Not applicable.</i></p> |
| <p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range,</p> | <p><i>The cladding and colours proposed to be used are now more commonly found throughout the resort and are not expected to generate any detrimental visual impacts.</i></p> |
| <p>(j) the extent to which the development may be connected with a significant increase in activities, outside of the ski season, in the alpine resort in which the development is proposed to be carried out,</p> | <p><i>The proposed external alterations are not expected to increase any activities outside of the ski season.</i></p> |

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:</p> <p>(i) the capacity of existing infrastructure facilities, and</p> <p>(ii) any adverse impact of the development on access to, from or in the alpine resort,</p> | <p><i>Not applicable.</i></p> |
| <p>(l) if the development is proposed to be carried out in Perisher Range Alpine Resort:</p> <p>(i) the document entitled Perisher Range Resorts Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department, and</p> <p>(ii) the document entitled Perisher Blue Ski Resort Ski Slope Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department,</p> | <p><i>The Perisher Range Resorts Master Plan applies to the resort and site. The subject site is located within the Perisher Valley Outer Precincts.</i></p> <p><i>An assessment of the proposed development in accordance with 'Schedule 2: Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts' has been undertaken and provided in Appendix B.</i></p> <p><i>The Perisher Ski Slope Master Plan only applies to the ski resort and not the subject site.</i></p> |
| <p>(m) if the development is proposed to be carried out on land in a riparian corridor:</p> <p>(i) the long term management goals for riparian land, and</p> <p>(ii) whether measures should be adopted in the carrying out of the development to assist in meeting those goals.</p> | <p><i>The proposed external alterations are located more than 150 metres to Smiggins Creek located to the south-west.</i></p> |
| <p>(2) The long term management goals for riparian land are as follows:</p> | |
| <p>(a) to maximise the protection of terrestrial and aquatic habitats of native flora and native fauna and ensure the provision of linkages, where possible, between such habitats on that land.</p> | <p><i>Not applicable.</i></p> |
| <p>(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,</p> | <p><i>Not applicable.</i></p> |
| <p>(c) to minimise soil erosion and enhance the stability of the banks of watercourses where the banks have been degraded, the watercourses have been channelised, pipes have been laid and the like has occurred.</p> | <p><i>Not applicable.</i></p> |
| <p>(3) A reference in this clause to land in a riparian corridor is a reference to land identified as being in such a corridor on a map referred to in clause 5.</p> | |

4.2 SECTION 79C(1)(a)(ii) – DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

There are no draft Environmental Planning Instruments that are applicable to the site or proposed development.

4.3 SECTION 79C(1)(a)(iii) – DEVELOPMENT CONTROL PLANS

There are no Development Control Plans applicable to the Kosciuszko Alpine Resorts under State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

4.4 SECTION 79C(1)(a)(iia) – PLANNING AGREEMENTS

There are no Planning Agreements applicable to the Kosciuszko Alpine Resorts under State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

4.5 SECTION 79C(1)(a)(iv) – REGULATIONS

The development application has been made in accordance with the requirements contained in Clause 50(1A) of the Environmental Planning and Assessment Regulation 2000.

4.6 SECTION 79C(1)(b) – LIKELY IMPACTS

Natural Environment:

The proposed external alterations are wholly contained within the existing building footprint and will therefore have minimal impact on the natural environment, except for the trimming of a few trees which currently overhang the lodge as recommended in the bushfire assessment report provided separately.

The trimming of these trees will also provide sufficient room for the erection of scaffolding for the cladding work and is not expected to generate any negative impacts on the natural environment.

Built Environment:

The proposed external alterations are being undertaken to improve the maintenance of the building and update its appearance.

The alterations will not change the building footprint or form of the building and the overall changes to the built environment by the proposed external alterations are considered positive.

Social and Economic impacts in the locality:

The proposed external alterations will result in the lodge being improved, requiring less maintenance and resulting in a positive economic impact with a number of short term construction jobs being generated.

4.7 SECTION 79C(1)(c) – SUITABILITY OF THE SITE

The subject site is considered suitable to accommodate the proposed external alterations.

4.8 SECTION 79C(1)(d) – SUBMISSIONS

The consent authority may choose to notify surrounding sub-lessees, although the impacts from the proposed external alterations are expected to be minimal.

4.9 SECTION 79C(1)(e) – THE PUBLIC INTEREST

The proposed external alterations are considered to be within the interest of the public, as they will result in an improvement to the building, reduce ongoing maintenance requirements without generating any negative impacts on the environment.

5. CONCLUSION

The proposed development has been considered in regard Section 79C of the EP&A Act, 1979 and State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

The proposed development has been found to be consistent with the above legislation and Environmental Planning Instrument, as detailed in the above report.

The proposed external alterations have been identified as being required to improve the aesthetics of the building and reduce the overall maintenance by installing metal cladding (Lysaght Easyclad) over the existing timber cladding in a 'Deep Ocean' colour (a dark blue Colorbond colour) colour.

Together with the repainted window frames, external doors, fascia, deck support structure and balustrades in a 'Dune' colour (a light grey Colorbond colour), the overall colour scheme is considered appropriate and compatible.

The proposed works are considered to reduce maintenance and update the overall appearance of the lodge without generating any negative environmental or social impacts and are considered to complement the existing built environment.