

3<sup>rd</sup> December 2014

## **Statement of Environmental Effects** **New Waste Room** **Narraburra Ski Club, Perisher Valley, NSW**

### **A: History of the Site**

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The site has been operating as a ski lodge since 1966 by Narraburra Ski Club Co-Operative Limited under a lease agreement with Kosciuszko National Park.

### **B: Site Suitability**

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The site is an existing development

### **C: Present and Previous Uses**

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The development on the site is and always operated as a ski lodge

### **D: Operational Details**

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The site is an existing development operating as a ski lodge, managed by members of the co-operative.

### **E: Building Classification and Building Code of Australia**

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The building is **Class 1b**  
The existing building complies with all requirements of the BCA.  
The proposed works shall be constructed to comply with the BCA as required.

### **F: Engineering**

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The new work will be designed and certified by structural and geotechnical engineers

### **G: Social and Economic Impact**

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The proposal is a minor nature and is provided to enhance the collection and disposal of waste generated within the existing premises.

### **H: Access and Traffic**

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The proposal will not impact on existing vehicular and pedestrian access and will not generate extra traffic.

## **I: Privacy, Views and Overshadowing**

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The proposal will not impact on privacy and views to and from the existing building and surrounding lodges and will not create overshadowing.

## **J: Air and Noise**

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The proposal will not impact on the existing and surrounding lodges in regard to air and noise emissions

## **K: Soil, Water and Wastewater Management**

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The proposal will impact on and shall maintain the existing soil, water and wastewater management systems currently in place.

## **L: Heritage**

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The site is not within a heritage listing.

## **M: Aboriginal Cultural Heritage**

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The preparation for the slab is very shallow and is not expected expose any artifacts. Should anything be found the contractor shall apply necessary procedures.

## **N: Energy**

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The proposal is not an occupied area and will not require heating or cooling. It will have natural light and ventilation as well as artificial lighting with a movement delay switch.

## **O: Waste**

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The function of the room is a waste re-cycling and collection point.

## **P: Demolition**

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There is no demolition proposed

## **Q: Essential Services Location Plan**

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Proposal does not impact on existing installation.

## **R: Colour and Material Samples**

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The proposal will match existing materials and colours as illustrated by attached photographs.