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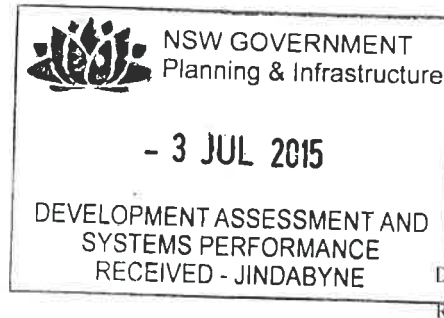
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DATE: 11th May, 2015
REF: 51700RH-SEE

STATEMENT OF ENVIRONMENTAL EFFECTS

TO ACCOMPANY

THE DEVELOPMENT APPLICATION

FOR A RE-CLADDING OF

THE APEX CHILDREN'S CHALET,
CORROBOREE ROAD,
SMIGGIN HOLES

LOT 197 IN D.P. 44460

Prepared by: Robert Gordon Harrison
Registered Surveyor



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INTRODUCTION

The building is on land leased from National Parks and Wildlife Service, Office of Environment and Heritage (NSW). It has been there since 1979 and is locally known as the "Apex Magic Castle". It provides accommodation to disabled and underprivileged children. To date over 10,000 have been able to enjoy a break from their normal routine and experience the unique opportunity to see and play in the snow. Many have been given the opportunity to see snow for the first time in their lives!

The present cladding is painted Oregon ship-lap timber, Mission Brown in colour. We seek to replace the cladding.

SITE DETAILS

<u>Description:</u>	Lot 197 in D.P. 44460
<u>Zoning:</u>	Kosciuzsko National Park
<u>Total Site of the Area:</u>	731.5 m ²

THE PROPOSAL

It is proposed to remove the existing external wall cladding, re-insulate the walls, and re-clad in "Colorbond" Custom-Orb metal wall sheets, "Jasper" in colour, in a vertical pattern to simulate the existing appearance. The Plans prepared by Cooma Cutting Edge Carpentry display the extent of the work. There will be no change to the structural members or the perimeter wall locations. Only the present weather-board sections will be re-clad.

MATTERS CONSIDERED UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979.

TRAFFIC:

Other than traffic generated by the delivery of materials and workers' vehicles, there is no traffic generated by the proposal. The work is proposed to be done in the Summer of 2016, at a time when there is minimal traffic and visitors in the Park.

NOISE:

The use of colorbond will result in minimal construction noise.

AIR AND WATER QUALITY:

All existing external cladding and any unsatisfactory insulation remove from the building will be disposed of in accordance with the Kosciuszko National Park Plan of Management 2006, at a registered landfill site. There is no asbestos material involved.

VISUAL AMENITY:

The choice of the "Jasper" Colorbond is the closest colour available to match the Mission Brown paint which has been the appearance of the building since its inception. Thus there is no change in the visual impact.

FLORA AND FAUNA:

The proposal will have a minimal impact on the flora and fauna during the construction work BUT no effect thereafter.

HERITAGE:

The present appearance of the building is in keeping with the Alpine/Bavarian theme of the ski fields. There is no change to this theme and therefore no impact on the “heritage” aspect of the area.

BUSHFIRE

The change in the cladding will provide greater protection against a Bushfire Threat. The work will be done by Licensed Builders to the specifications of the manufacturers of the materials.

SERVICES

There will be no effect on any of the Services serving the subject site or any adjoining site. There will be a reduced need to paint the exterior of the building every year or two and thus a reduction on the demand for maintenance-disruption to the area.

CONCLUSION

This application re-clad the building will result in a positive outcomes by maintaining the visual amenity, increasing the life of the building, reducing the risks associated with bushfire. It will not result in any physical or visible changes. NP&WS is therefore requested to approve the application.

Yours faithfully,
HARRISON FRIEDMANN & ASSOC. PTY LTD



R.G. Harrison
Registered Surveyor