

YALARA SKI LODGE.

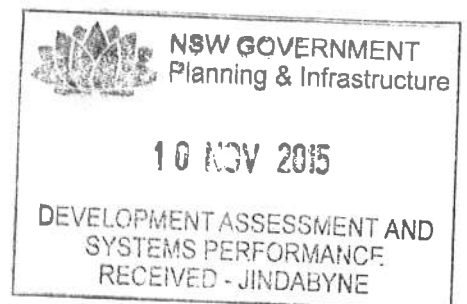
PROPOSED ALTERATIONS AND ADDITIONS

FOR:

THE PUBLIC SERVICE OFFICER'S ASSOCIATION
SKI CLUB.

REVIEW OF ENVIRONMENTAL FACTORS.

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Review of Environmental Factors.

This review has been prepared to Comply with the Requirements of the Environmental Planning and Assessment Act 1979, CLAUSE 57 (Part VII).

1 Planning.

A) Location.

The Site is located within the **Kosciusco National Park.**

2) Activity.

The Activity consists of the Alterations and Additions to Existing Premises to provide better Amenities for the Club's members who as an ageing membership need the type of Accomodation commensurate with older members eg. larger rooms, more readily accessible single beds in lieu of bunk beds requiring vertical access.

It is proposed to achieve this by extending small rooms by 800mm and also adding En-Suites to rooms which do not have those. Room no 2 will be extended together with Rooms no 3 and 4. En-Suites will also be added to Rooms 3 and 4. It is considered that this work is permissible under the following:

National Parks and wildlife Act.

Endangered Fauna Act.

Wilderness Act.

Heritage Act.

Environmental Planning and Assessment Act.

Environmental Planning Instruments eg SEPP14. SEPP26.

Planning Controls as current at Present.

There are no further associated Activities proposed.

3) Alternative Proposals.

Alternative proposals have been considered which took the form of different Locations for Extensions and type of alterations to existing rooms. No viable alternative was considered as suitable for the objectives to be achieved.

4) Existing Environment.

The PROPOSAL is considered to impact and or has influence on the following as stated viz;

- 01 Conservation on National, State, Regional or Local level. No impact
- 02 Climate. Alpine.
- 03 Geology. As existing.
- 04 Soils. ''
- 05 Plants. Native Vegetation.
- 06 Animals. Native.
- 07 Water Catchment. As is.
- 08 Aboriginal Sites. Not in the proximity.
- 09 Aboriginal Community. Not affected.
- 10 Historic Site. Not Applicable.
- 11 Recreation. As existing.
- 12 Scenic and visual. No impact.
- 13 Wilderness etc. No impact.
- 14 Education. ''
- 15 Scientific use. ''

5) Existing Land Use.

Ski Lodge.

6) Environmental Impact.

The proposal is not Considered to have an Environmental Impact on any issue such as: Climate, Geology, Plants, Animals, Water catchment, Fire, Cultural issues, Social Environment, Traffic, Noise, Neighbours, Safety, Lighting, Education, Wilderness, Scenic, Waste or any other issue.

7) Cumulative Impact.

There is no Cumulative Impact.

8) Alternative options have been considered but are not Viable options given all the parameters applicable.

9) Proposed Environmental safeguards.

The Club's operational Activities will not change and all existing safeguards will remain in place.

10) Reversibility.

Not Applicable.

11) Monitoring.

Will continue to be carried out for duration of current Legal Occupancy (Lease) by Members and Committee.

12) Consequences .

The consequences of not carrying out the Activity is a greatly reduced Ability of the current Membership To enjoy the benefits of that Membership and their Investment. Possible Reduced occupancy will also result in Reduced income for the Club and the Associated Beneficiaries such as the National Parks and Wildlife Service and Resort Operators.

13) Conclusions .

It is Considered that the Proposal will have Positive Results from all points of view and is recommended for Consideration for Approval.

14) The Author .

The Author of this Report is a Chartered Architect, Registered in N.S.W since 1966/1967.

He has had **extensive experience** in **Alpine Areas**.

Some of the projects he has carried out ,whilst employed by others, include Several Ski Lodges, The Headquarters of the National Parks and Wildlife Service at Sawpit as well as The Amenities Buildings at the original Sawpit Camping Area.

In addition he has been a Skier in the Area since 1968 on an annual basis and also visits the Area during the Summertime. He has also skied several North American and European Ski resorts and is thus familiar with the specific requirements of Alpine Areas.


W.A. Brandt,
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