


# STATEMENT OF ENVIRONMENTAL EFFECTS

FOR ALTERATIONS AND ADDITIONS TO THE EXISTING MARRITZ HOTEL.

 NSW GOVERNMENT  
Planning & Infrastructure

- 4 DEC 2017

DEVELOPMENT ASSESSMENT AND  
SYSTEMS PERFORMANCE  
RECEIVED - JINDABYNE



Lot 601 DP1158969  
12 Porcupine Road,  
Perisher Valley  
NSW 2624

November 2017

REPORT No: 031017

## 1.0 INTRODUCTION



### 1.1 - STAGE 1 WORKS

#### Northern Façade Repair and Rectification, Replacement of Cladding & Windows

##### Stage 1:

The development proposed is for the following:

1. Remove existing structural flooring inside balconies to rooms 202 – 208 and 212. Structural Engineer to certify integrity of existing balcony floor structures. (Replace with new LVL timber floor is the likely outcome)
2. Remove all board and batten cladding, on the northern facade
3. Remove wall cladding to bar area (certify structural integrity) and repair as required (PC sum). Replace cladding with sarking, insulation and trimdeck wall cladding
4. Remove wall framing between glazing levels (fixed to front of balconies)
5. Assess with Structural Engineer, treat and repair damaged concrete surfaces
6. Install new structural steel beam at the front edge of balcony
7. Install new steel columns between beams at the mid span of each balcony (breaking span of glazing in half)
8. Replace structural flooring
9. Replace timber framing at floor levels between glazed units and reclad with trim deck cladding
10. Replace linings internal as required
11. Replace glazing. Check and advise if introduction of weepholes helps the moisture ingress problems
12. Replace aluminium doors and framing to subfloor areas to ensure safety at main switchboard. Suggest steel framed doors and jambs.

##### **General Works**

1. Repair and resurface damaged painted masonry surfaces around the building (mostly to the west facing exposed faces) ensure damaged masonry is cleaned back and treated for potential masonry/concrete cancer caused by moisture ingress. Repaint to match existing
2. Repair or replace aging timber fascia's then encase in colour bond steel flashing
3. Repoint damaged joints in stone façade particularly on all west facing stone walls
4. Check waterproofing issues at window sills throughout and provide solution to moisture ingress – Particularly Rooms 401 and 402.
5. Replace restaurant windows with aluminium framed double glazed units to meet the bushfire regulations
6. Stone infill panels at subfloor level – we will propose to replace these with lightweight steel infill frames and trim clad wall cladding (Subject to Separate development application)

Replace all board and batten cladding with trim clad wall cladding (classic cream).

## 1.2 - STAGE 2 WORKS

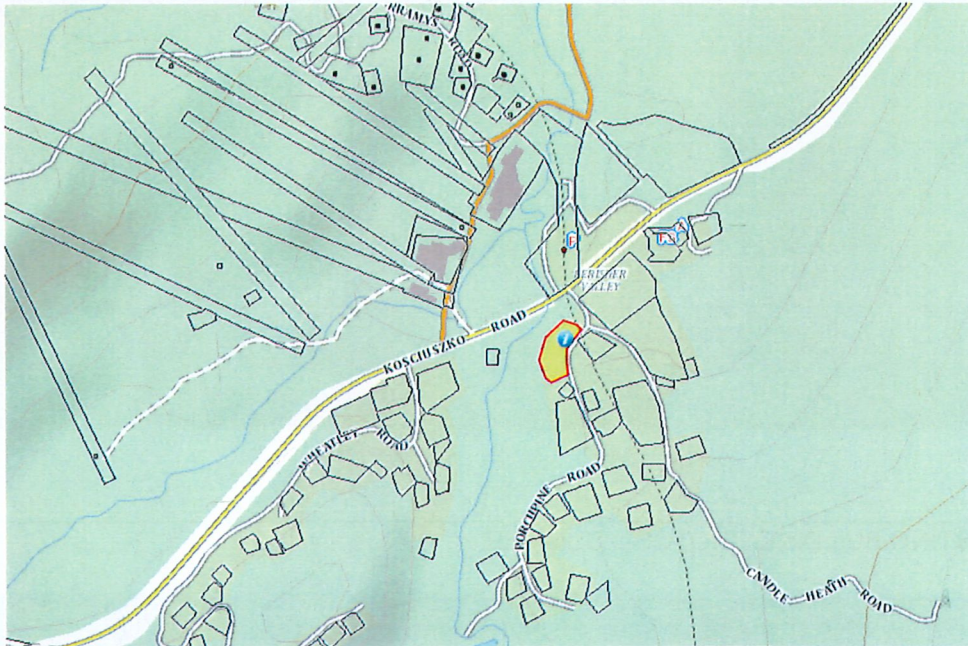
1. East, South and West Façade Repair and Rectification, Replacement of Cladding & Windows. (External cladding & Windows to achieve the required FRL's and Bushfire Attack Levels)

### General Works

1. Repair or replace aging timber fascia's then encase in colour bond steel flashing
2. Repoint damaged joints in stone façade
3. Check waterproofing issues at window sills throughout, replace windows as necessary
4. Replace all board and batten cladding with trim clad wall cladding (classic cream).

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## 2.0 LEASE SURVEY PLAN



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3.0 BUILDING CONTEXT PHOTOS – WINTER



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4.0 - EXISTING BUILDING PHOTOS - SUMMER





**North Elevation**



**South and East Elevations**



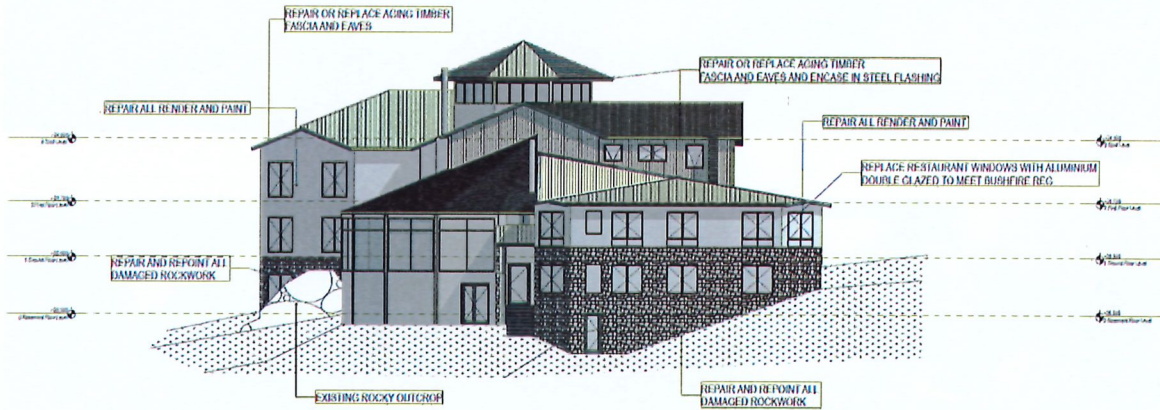
**South Elevation**

## 5.0 COLOUR SCHEDULE

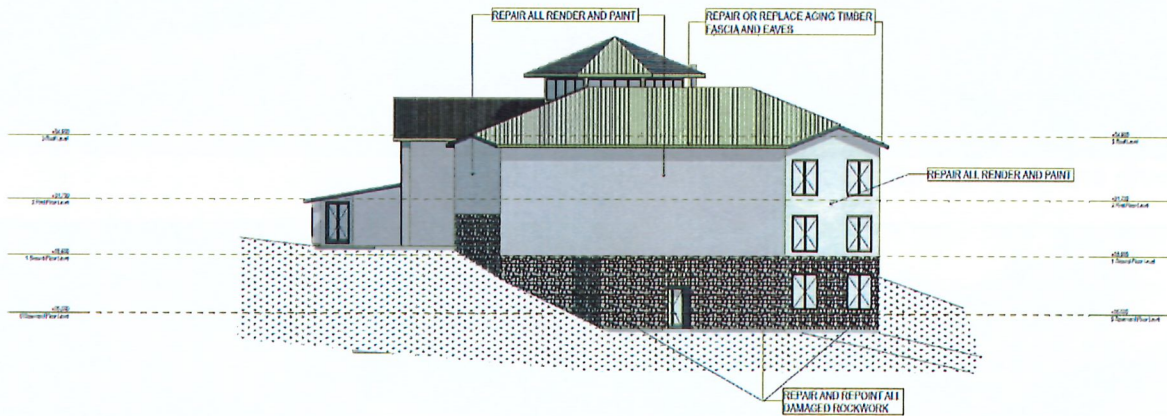
Please refer to the proposed colour schedule provided by Maco Project Designs

## 6.0 - DEVELOPMENT PLANS AND ELEVATIONS

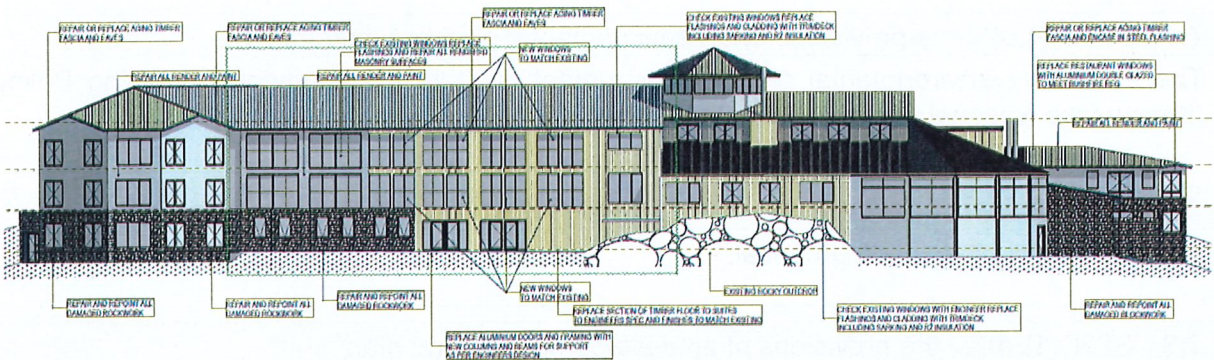
### 6.1 - WEST ELEVATION



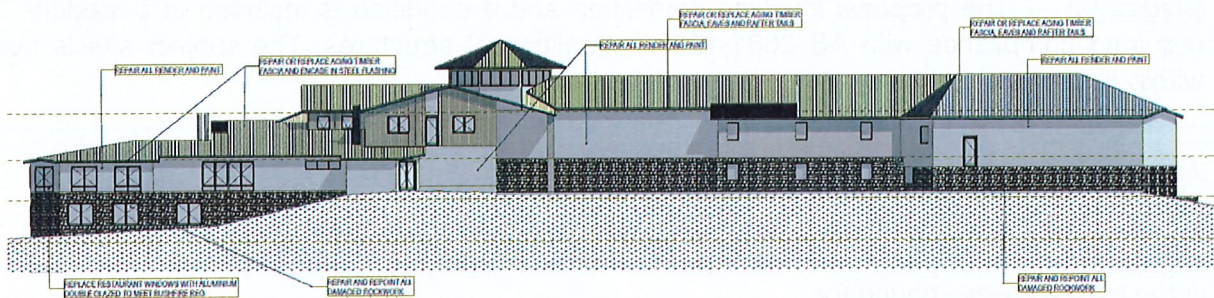
### 6.2 EAST ELEVATION



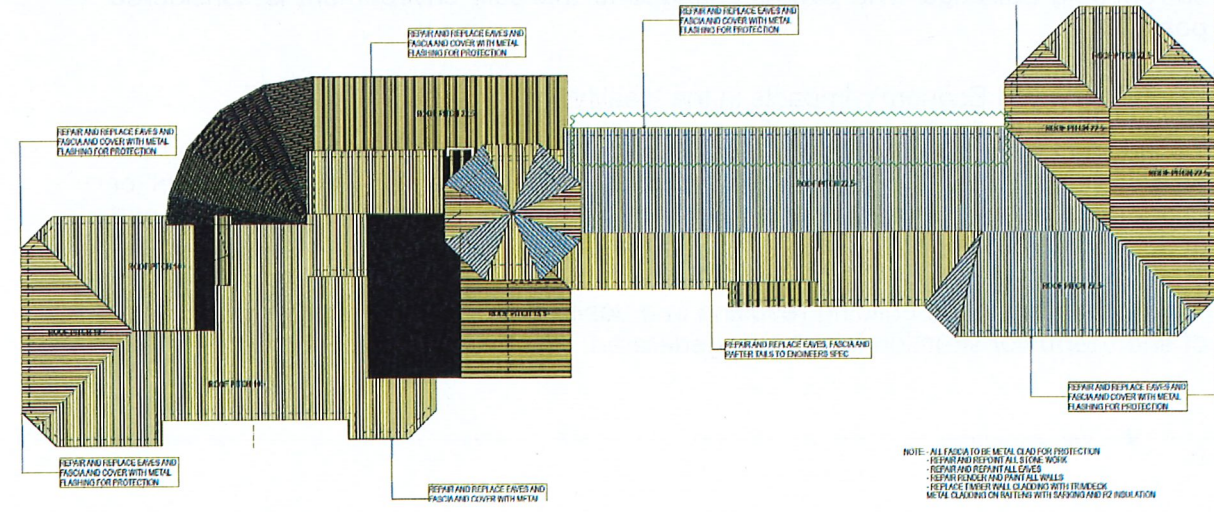
**6.3 NORTH ELEVATION**



**6.4 SOUTH ELEVATION**



**6.5 ROOF PLAN**



## 7.0 - SECTION 79C(1) MATTERS FOR CONSIDERATION — GENERAL

In determining a development application, a consent authority must take into consideration the matters referred to in section 79C(1) of the EP&A Act as are of relevance to the development:

<b>7.1 - S79C(1)(a)(i) the provisions of an environmental planning instrument</b>
The applicable environmental planning instrument is State Environmental Planning Policy (Kosciuszko National Park — Alpine Resorts) 2007.
<b>7.2 - S79C(1)(a)(ii) the provisions of any proposed environmental planning instrument</b>
None are applicable to the proposal.
<b>7.3 - S79C(1)(a)(iii) the provisions of an development control plan</b>
None are applicable to the proposal.
<b>7.4 - S79C(1)(a)(iiiia) the provisions of any planning agreement</b>
None are applicable to the proposal.
<b>7.5 - S79C(1)(a)(iv) the provisions of any Regulations</b>
<u>Clause 92</u> — The proposal involves demolition and a condition is included in Schedule 2 requiring compliance with AS 2601-1991 Demolition of structures. The subject site is not within the coastal zone.
<b>7.6 - S79C(1)(b) the likely impacts of that development</b>
<b>7.6.1 Natural Environment:</b> Impacts on the natural environment will be minimal, the proposed lodge is contained in the existing lease boundary.
<b>7.6.2 Built Environment:</b> The local dry granite stonework proposed together with the roof form, floor and deck configuration, energy efficient glazing and innovative building materials give the building a modern look that is intended to add interest as well as complement the surrounding buildings. The overall changes to the built environment is considered positive.
<b>7.6.3 Social and Economic impacts in the locality:</b> The proposed works have been designed to minimise any amenity impacts on the neighbouring properties and is not expected to generate any negative social or economic issues. The new building will provide greater amenity to the owners and guests of the building.  The investment in the building resulting in a positive economic impact with a number of short-term construction jobs being generated.



#### 7.7 - Site Suitability

The design and suitability of the new lodge has been carefully considered by the architect. The siting patterns of the new lodge and adjoining lodges has also been carefully considered.

Potential for flood creation is minimal. The Stormwater has been designed to feed and provide slow release to the alpine bog on the northern side of the development.

Geotechnical issues have been considered in the geotechnical report submitted with the application.

The proposed development will not create biological or ecological impacts or impacts on the fauna and flora.

A separate bushfire report has been submitted as part of this proposal.

#### 7.8 - Present and previous uses

The present use of the site is an existing lodge.  
There is no known contamination of the site.

#### 7.9 - Operational details

The building is currently operating a ski lodge.

#### 7.10 - Building classification and Building Code of Australia (BCA)

The building code classification is class 3.

#### 7.11 - Snow Deposition

The roof structure and pitch have been redesigned to reduce snow build up. Stair treads are webforge. The balustrade will be 75% enclosed to comply with the building code requirements.

All entries and exits and pedestrian areas have been designed adequately to reduce the likely hood of snow falling onto these areas.

#### 7.13 - Social and Economic Impact

The development proposal is to accommodate the same number of occupants and to improve the building aspect, solar orientation and improve the use of consumable energy's on site over the winter ski-season particularly and to review uses and specific requirements of the lodge into the ensuing future.

#### 7.14 - Access and Traffic

Road access in winter is subject to snow conditions and oversnow is provided when required.

#### 7.15 - Access For People With Disabilities

The proposed works will not trigger upgrade requirments for access

#### 7.16 - Privacy, Views and Overshadowing

The proposed works will not create any additional privacy views and overshadowing impacts

#### 7.17 - Air and Noise

Construction noise will be kept to a minimum and occur only during the permissible hours of operation and in compliance with the EPA guidelines.

To reduce noise pollution from site the following procedures will be followed:

- All plant, machinery and tools will be maintained in good working order at all times;
- Work involving noisy tools or machinery to be used inside the building structure when possible;
- Strict hours of operation for each site will be implemented to reduce noise pollution to the surrounding areas;
- In the instance of receiving a complaint in regards to noise levels immediate rectification will occur as far as practical.
- No fuel or chemicals will be stored onsite during construction.

7.18 - Soil, Water and Wastewater Management
Refer to Environmental Site Management Plan at the end of this report
7.9 - Heritage
N/A to this development
7.10 - Aboriginal Cultural Heritage
N/A to this development
7.12 - Energy
Refer to section J report provided as part of the development approval documentation.
7.13 - Demolition
Demolition of the existing building will be undertaken in accordance with workcover requirements and Australian Standard AS2601-2001 The Demolition of structures

## 8.0 State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007

8.1 - Clause 14 Matters to be Considered by Consent Authority	
(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,	The alteration and rectifications works to the existing lodge has been designed to ensure the impacts on the built and natural environment are minimal. The proposed development will be consistent with the aims and objective set out in clause 2 of the SEPP.
(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),	Geotechnical hazards have been addressed via the geotechnical report provided, bushfire assessment if provided. Flooding is not applicable.
(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: <ul style="list-style-type: none"> <li>(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development,</li> <li>(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,</li> <li>(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,</li> <li>(iv) the capacity of any existing water supply to cater for peak loads generated by the development,</li> </ul>	The development proposal will not increase the footprint of the existing building,  The transport requirements, effluent management, waste disposal and water infrastructure will not be expanded.
(d) any statement of environmental effects required to accompany the development application for the development,	SEE provided

<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>The intent of the proposed development is to upgrade the external materials and windows to provide a modern design that also maintains consistency with the general character of the village feel of this part of Perisher.</p>
<p>(f) the <i>Geotechnical Policy—Kosciuszko Alpine Resorts</i> (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>Geotechnical report provided</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>Sedimentation and erosion control measures will be provided in accordance with the Environmental site management plan.</p>
<p>(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,</p>	<p>Stormwater management will be connected to the existing system.</p>
<p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range,</p>	<p>The proposed development has been designed to complement the surrounding built form. No visual impact will be created upon the main range.</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>The new lodge is not expected to create a significant increase in activities outside of the ski season. The owners or owners guests may visit on occasion in the summer months.</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> <ul style="list-style-type: none"> <li>(i) the capacity of existing infrastructure facilities, and</li> <li>(ii) any adverse impact of the development on access to, from or in the alpine resort,</li> </ul>	<p>Not applicable</p>
<p>(2) The <b>long term management goals</b> for riparian land are as follows:</p>	
<ul style="list-style-type: none"> <li>(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,</li> <li>(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,</li> <li>(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.</li> </ul>	<p>Not located in a riparian corridor.</p>

8.1 - Clause 15 Additional matters to be considered for buildings	
<p><b>Building height</b> In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed height of the building (where relevant) and the extent to which that height:</p>	
<ul style="list-style-type: none"> <li>(a) has an impact on the privacy of occupiers and users of other land, and</li> <li>(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and</li> <li>(c) has an impact on views from other land, and</li> <li>(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and</li> <li>(e) if the building is proposed to be erected in Perisher Range Alpine Resort—needs to be limited so as to assist in maintaining the skyline when viewed from Kosciuszko Road and any other public roads, and</li> <li>(f) if the building is proposed to be erected in an alpine resort other than Thredbo Alpine Resort or Perisher Range Alpine Resort—is similar to existing buildings in the resort where it is proposed to be erected, and</li> <li>(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.</li> </ul>	<p>The impacts of privacy of occupiers and adjoining land occupiers will not create any additional adverse impacts.</p> <p>The proposed works will provide improved amenity for guests utilizing the lodge as well as improved safety and energy efficiency.</p>

## 9.0 Building Setback

In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed setback of the building (where relevant) and the extent to which that setback:

<ul style="list-style-type: none"> <li>(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and</li> <li>(b) assists in achieving high quality landscaping between the building and other buildings, and</li> <li>(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and</li> <li>(d) is adequate for the purposes of fire safety, and</li> <li>(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and</li> <li>(f) will facilitate the management of accumulated snow.</li> </ul>	<p>No changes are proposed to the existing side setbacks.</p> <p>Adequate separation is provided between the lease boundaries, for site access, services and building maintenance.</p> <p>The management of accumulated snow has also been considered in the proposed design.</p>
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## 10.0 Landscaped Area

In determining a development application for the erection of a building on land, the consent authority must take into consideration (where relevant) the extent to which landscaping should be used:

<ul style="list-style-type: none"><li>(a) as a means of assisting in the protection of the unique alpine environment of the alpine resort concerned, and to maximise its natural visual amenity, for the benefit of visitors and natural ecosystems, and</li><li>(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and</li><li>(c) to limit the apparent mass and bulk of the building, and</li><li>(d) as an amenity protection buffer between the proposed building and other buildings, and</li><li>(e) as a means of reducing run-off, and</li><li>(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.</li></ul>	<p>No changes are proposed to the existing landscaping.</p>
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## 11.0 - SITE ENVIRONMENTAL MANAGEMENT PLAN (SEMP)

- No site clearing activity will occur through this project.
- No cut and fill activity will occur through this project, and no flow paths will be altered because of this development.
- No vegetation will be disturbed through this project.
- Construction vehicles will enter the site via the existing site entry.
- Construction vehicles will park in the sites existing designated car parks.
- All construction materials will be stored within the existing site car parking zone.
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### 15.1 - DUST CONTROL

Works involving dust dispersion will use water spray to help keep material damp and dust down. Covers will be placed over waste storage areas and piles of excavated materials to prevent dust dispersion. When transporting materials that cause dust they will be dampened and covered before moving.

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### 15.1 - LITTER CONTROL

Litter control around the site is the responsibility of all on site. A daily site clean up to reduce litter around the site and prevent any possible hazards it causes will be performed. It is the subcontractor's responsibility to leave the work area neat, clean and free of litter. Litter collected can be placed in bins or specified areas and disposed of at the local council tip.

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### 15.1 - NOISE CONTROL

Noise on a construction site can become a form of pollution to the local environment through the use of plant, machinery and tools. For protection of employees and visitors to the site they are issued with PPE including ear protection.

To reduce noise pollution from site the following procedures will be followed:

- All plant, machinery and tools will be maintained in good working order at all times;
- Work involving noisy tools or machinery to be used inside the building structure when possible;
- Strict hours of operation for each site will be implemented to reduce noise pollution to the surrounding areas;
- In the instance of receiving a complaint in regards to noise levels immediate rectification will occur as far as practical.

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### 15.1 - FUELS & CHEMICALS

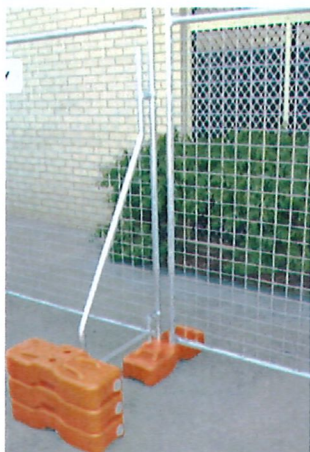
No fuel or chemicals will be stored onsite during construction.

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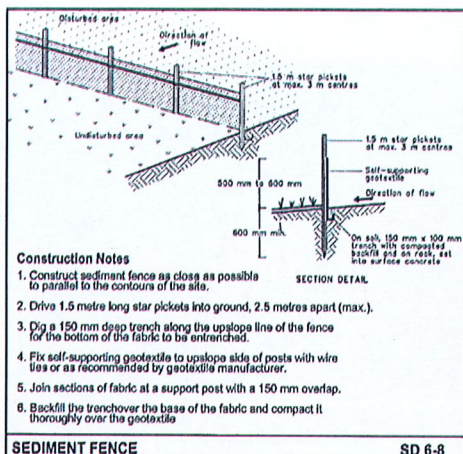
### 15.1 - MANAGEMENT OF NATIVE VEGETATION

There is no native vegetation located within the construction zone.

15.1 - SITE FENCING AND SEDIMENTATION CONTROL



Site Fencing around lease boundary



As marked on site plan



SEDIMENTATION CONTROL, WASTE MATERIAL STORAGE ZONE



Site Entry/Access point

