

## ***DBA Planning***

***Planning and development consultants***

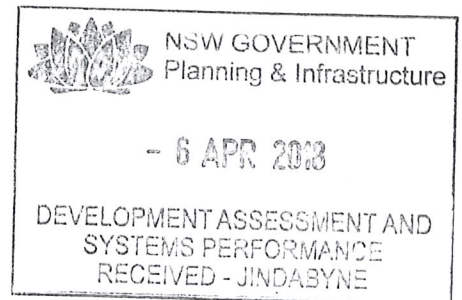
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### ***Proposed Alterations and Additions***

***Kunapipi Ski Lodge  
Wheatley Road, Perisher Valley***

### ***Statement of Environmental Effects***

***3 April 2018  
Reference: SEE\_KSL\_17  
Revision 2***



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# **1 Introduction**

## **1.1 Project Description**

This Statement of Environmental Effects ("SEE") has been prepared pursuant to Section 4.15 (formerly 79C) of the Environmental Planning and Assessment Act 1979 ("the EP&A Act") and accompanies a development application to the NSW Department of Planning for alterations and additions to Kunapipi Ski Lodge, Wheatley Road, Perisher Valley ("the site").

The application is for alterations and additions to the existing ski lodge on the site ("the proposal") including:

- Internal alterations to the existing drying room, common bathrooms, laundry and spare room to reconfigure these spaces into a stand-alone laundry, reconfigure a spare room area to include an ensuite, replace existing aged drying room equipment and make good previous laundry areas;
- Construction of a new steel deck adjacent to the north-east façade of the lodge.

The objective of the proposal is to improve the internal layout of the lodge and provide an outdoor recreation area. The proposal does not propose any increase in maximum accommodation levels approved for the lodge.

Another development application ("DA") is also being lodged in parallel with this DA to create a safe pedestrian access from Wheatley Road to the new deck. This is outside the lease area (although it partially pierces the lease area) and located on public land. Consequently, the approval of the landowner (the Minister) is required which is why a separate DA is being prepared for this component of the overall proposal. However, the 2 DA's are not dependent upon each other and each could be approved separately and be constructed without the need for the other.

While the proposed stairs are subject of a separate DA, they are referred to variously in this SEE to provide context.

## **1.2 Consultation**

Lodge representatives have met or had discussions with representatives of the National Parks and Wildlife Service ("NPWS"), the NSW Department of Planning ("the Department") and the Office of Environment and Heritage ("OEH") over the proposals and have been guided by their comments.

## **1.3 History of the site**

The lodge was initially built in 1963/4 and has been extended and enlarged, the latest alterations and additions being approved around 2000 and constructed around 2002/3. These were approved by relevant authorities, with the NPWS approving the last round of works.

The site is known as Lot 1, DP 863582 and has an area of approximately 560 square metres (refer Appendix A). The lodge is licensed to accommodate a maximum of 16 persons at any one time.

## **1.4 Site suitability**

The site is located in South Perisher in an area developed largely for private lodge accommodation (refer Figure 1 and Appendix B). It fronts Wheatley Road.

The site slopes to Rock Creek valley moderately steeply with a small bench located just downslope from Wheatley Road providing the main access to the lodge. The site is free from major drainage lines and vegetation. There is a main sewerage line located to the south of the lodge which effectively defines the southern boundary of the site (refer Appendix A). No works would impact this line.

The scenic quality of the area is a factor of the site location and surrounding built environment. The scenic environment consists of modest lodges typically of muted natural colours strung along Wheatley Road in a low density fashion. The local alpine environment tends to dominate local vistas. Adjacent lodges have recreation decks which contributes to the existing streetscape/scenic quality.

### **1.5 Present and previous uses**

The site of the lodge is to the south of Wheatley Road in an area generally developed in the 1960's with the following ski lodges being directly adjacent (refer Figures 1 and 2):

- Cowra – to the south-west approximately 15 metres distant.
- Yalara – to the north-east approximately 25 metres distant.

This area of South Perisher was allocated to private ski lodges by the previous Kosciusko State Park Trust. It is understood that the area was previously undeveloped. Although there has been no known contamination assessment of the site, it is unlikely that contamination would have occurred given it was undeveloped land. The current lodge development has not led to site contamination.

The area proposed for the new deck is located adjacent to the north-east façade of the lodge. This area provides the most direct and appropriate access to the lodge's main entry while the deck is located directly adjacent to the kitchen and lounge area of the lodge.

The lodge has an existing access ramp from Wheatley Road that was constructed as part of the 2000 approval. This provides disabled access to the upper residential accommodation of the lodge as well as acting as a fire egress. This access was approved for this purpose and not for general lodge access. Regardless, this does not provide a viable option for use or extension given the site constraints (refer Section 2.7).

### **1.6 Operational details**

The lodge has been licensed by NPWS to provide for a maximum of 16 guests at any one time. The proposal would continue to operate under these license conditions.

The lodge does not have a resident manager. Otherwise, the use of the lodge would remain as has been previously approved and used.

### **1.7 Building classification and Building Code of Australia (BCA)**

The building is a Class 3 structure under the BCA. The internal alterations are compliant with the required level of fire safety in the BCA for a structure of this class as are the external alterations.

A kitchen door that provides access in non-winter months has been identified by signage as a fire egress, however, it is not approved as a fire egress and is not located as such on the approved fire evacuation plan. The signage appears to have been incorrectly installed as the door is typically continuously blocked in winter months. There are two alternative (and approved) fire egresses in this part of the building. The signage is proposed to be removed to ensure confusion does not exist in case of a fire event.



**1.8 Supporting documentation**

The following reports and documents support this application:

- Site Survey (**Appendix A**).
- Site and surrounding photographs (**Appendix B**).
- Bushfire hazard assessment (**Appendix C**).
- Site Environmental Management Plan (**Appendix D**).
- Form 4 Geotechnical Policy (**Appendix E**).

## 2 Assessment of Application

### 2.1 Section 4.15 Assessment

The following section outlines an assessment of the proposed development under the provisions of Section 4.15(1) of the EP&A Act. These issues are addressed in detail below through assessment of applicable planning controls for the site.

### 2.2 Section 4.15(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:

**TABLE 2: STATE ENVIRONMENTAL PLANNING POLICY (KOSCIUSZKO NATIONAL PARK—ALPINE RESORTS) 2007**

<b>Clause 2 Aim and objectives of Policy</b>	
(1) The aim of this Policy is to protect and enhance the natural environment of the alpine resorts, in the context of Kosciuszko National Park, by ensuring that development in those resorts is managed in a way that has regard to the principles of ecologically sustainable development (including the conservation and restoration of ecological processes, natural systems and biodiversity).	
(2) The objectives of this Policy are as follows:	
(a) to encourage the carrying out of a range of development in the alpine resorts (including the provision of services, facilities and infrastructure, and economic and recreational activities) that do not result in adverse environmental, social or economic impacts on the natural or cultural environment of land to which this Policy applies,	
(b) to put in place planning controls that contribute to and facilitate the carrying out of ski resort development in Kosciuszko National Park that is ecologically sustainable in recognition of the fact that this development is of State and regional significance,	
(c) to minimise the risk to the community of exposure to environmental hazards, particularly geotechnical hazards, bush fire and flooding, by generally requiring development consent on land to which this Policy applies.	
<b>Clause 14 Matters to be considered by consent authority</b>	
(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 proposed works are aimed at improving amenity of an existing private ski lodge in Perisher Valley. The works would have minimal environmental impacts and are therefore consistent with the aims and objectives of 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),	Given the minimal nature of the works and their location, the development will not have adverse impacts on the natural environment. Further, proposed environmental controls would mitigate the minor impacts the development would have.
(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:	
(i) the capacity of existing transport to cater for peak days and the suitability	As the works are intended to improve external and internal amenity, and given that there would be no



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	of access to the alpine resorts to accommodate the development,	increase in lodge accommodation, there would be no transport access issues. The only issue regarding access is temporary disruption during construction which the SEMP discusses and proposes solutions.
(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,	The proposal would not lead to increases in effluent disposal loads from the lodge.
(iii)	the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,	The proposal would not lead to increases in waste generation from the lodge apart from minor short term building waste from the works which could be adequately managed by existing waste transfer/disposal facilities.
(iv)	the capacity of any existing water supply to cater for peak loads generated by the development,	The proposal would not lead to increases in water demands loads from the lodge
(d)	any statement of environmental effects required to accompany the development application for the development,	The statement of environmental effects demonstrates that the proposal would have minimal environmental impacts, and any such impacts would be short term and reversible.
(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,	The proposal would not lead significant alteration of the character of the alpine resort.
(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,	The proposal would not lead to additional geotechnical risk or impacts. A geotechnical assessment has been provided (Form 4) which demonstrates that the proposal would have minimal impact.
(g)	if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,	The proposed sediment control measures would be adequate to control any identified minor impacts.
(h)	if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,	No stormwater works are proposed.
(i)	any visual impact of the proposed development, particularly when viewed from the Main Range,	The visual impact of the proposal would be minor and would have similar impacts as other external decks attached to nearby lodges.
(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,	The proposal would not lead to significant increases in alpine resort utilization outside the ski season. There may be minor lodge utilization increase outside the ski season as part of natural increase.
(k)	if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:	Not applicable
(i)	the capacity of existing infrastructure facilities, and	Not applicable
(ii)	any adverse impact of the development on access to, from or in the alpine	Not applicable

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resort,	
<b>(2) The long term management goals for riparian land are as follows:</b>	
(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,	The proposal would not have adverse impacts on terrestrial and aquatic habitats of native flora and native fauna.
(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,	No impacts on areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna would occur as a result of the proposal.
(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.	There would be no riparian impacts as a result of the proposal.
<b>15 Additional matters to be considered for buildings</b>	
<b>(1) 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:	
(a) has an impact on the privacy of occupiers and users of other land, and	The proposal is not for the erection of a building.
(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	The proposal is not for the erection of a building.
(c) has an impact on views from other land, and	The proposal is not for the erection of a building.
(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and	Not applicable.
(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	The proposal is not for the erection of a building.
(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	Not applicable.
(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.	Not applicable.
<b>(2) Building setback</b> 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:	
(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and	The proposal is not for the erection of a building.
(b) assists in achieving high quality landscaping between the building and other buildings, and	The proposal is not for the erection of a building.
(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and	The proposal is not for the erection of a building.

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(d) is adequate for the purposes of fire safety, and	The proposal is not for the erection of a building.
(e) will enable site access for pedestrians, services (including storm water drainage and sewerage services) and the carrying out of building maintenance, and	The proposal is not for the erection of a building.
(f) will facilitate the management of accumulated snow.	The proposal is not for the erection of a building.
<b>(3) Landscaped area</b> 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:	
(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	The proposal is not for the erection of a building.
(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and	The proposal is not for the erection of a building.
(c) to limit the apparent mass and bulk of the building, and	The proposal is not for the erection of a building.
(d) as an amenity protection buffer between the proposed building and other buildings, and	The proposal is not for the erection of a building.
(e) as a means of reducing run-off, and	The proposal is not for the erection of a building.
(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.	The proposal is not for the erection of a building.

**2.3 Snow Deposition**

One of the key considerations in proposing the external works is to allow safe and appropriate access to the existing lodge in winter and non-winter months, and to provide safe ingress/egress to/from the lodge. At present naturally falling and wind-blown snow accumulates significantly during the season along Wheatley Road and around the lodge. Snow clearance activities along the road by the resort operators also lead to snow build-up around the lodge particularly the existing pedestrian "landscaped steps" access (not the existing ramp) which becomes unusable. This leads to deep snow drifts in excess of 1.5-2.0 metres which makes accessing the lodge by pedestrians difficult and, at times, dangerous as access from the road is down an ungroomed snow slope.

The proposed deck and steps may influence the deposition of snow in a very local fashion, however, it would not increase deposition to existing lodge entries, exits and pedestrian areas. It would not lead to additional deposition against any other lodge nor to Wheatley Road.

**2.4 Engineering details**

The proposed deck and steps would be founded on metal supports based on accepted engineering standards. There would be no impacts on any services nor adverse impacts on access to the lodge, other lodges or access along Wheatley Road.

The proposed deck/stairs structures would be subject to the Alpine Resorts Geotechnical Policy. A Form 4 assessment has been carried out and is attached as Appendix E.

**2.5 Social and economic impact**

The access improvements to the lodge would have a beneficial impact on users of the lodge as it would provide safer and more convenient winter and non-winter access. The proposed deck would

allow better external usability of the lodge exterior. Similar decks and access arrangements are in place in adjacent lodges in the area. Internal works would improve internal facilities for lodge users.

## **2.6 Bushfire**

According to the NSW Department of Planning's Planning Portal, the lodge is located in a bushfire vegetation buffer zone. An assessment of bushfire risk is contained in Appendix C. In summary, the proposed external works would not be adversely impacted by bushfires as they are wholly constructed of steel/concrete. They would not lead to additional bushfire hazard to the lodge as they would not form a bridge to the lodge that would be combustible. Nor is there any adjacent vegetation that could collapse onto the deck and lead to fire attack against the lodge. Internal works would have no bearing on bushfire risk.

## **2.7 Access and traffic**

There is no proposal for vehicular access to the site and, given there is no increase in overall occupancy, no operational traffic impacts would occur.

The construction of the proposal would require delivery of materials and there would be a need for contractors to attend the site. There is adequate road access and parking surrounding the site to accommodate these vehicles (refer Figures 1 and 2, and SEMP Appendix D).

In relation to material delivery, the only option is to deliver and offload materials from Wheatley Road for short periods (ie the supplier would park their truck opposite the lodge to offload). This would temporarily restrict access to Yalara and Highway Lodges for short periods. The draft SEMP addresses this issue (refer Appendix D). Management options include informing affected lodges prior to deliveries and liaising with them over access generally. There would be no access restrictions during winter as no building material deliveries would occur in this period.

## **2.8 Privacy, views and overshadowing**

Internal works would have no impacts on privacy, views and overshadowing.

The external works (steps/deck) are located on the northern side of the lodge and the only lodge that could potentially be impacted is Yalara which is located some 25 metres to the north-east. There is a small eucalypt located between the lodge which provides a degree of privacy.

Yalara Lodge's main living areas face north-east (ie on the opposite side to Kunapipi Lodge) with emergency access, service areas and bathrooms facing Kunapipi. There are two small bathroom windows facing Kunapipi that are placed high in that wall (refer photographs in Appendix B). No bedrooms windows face the subject site.

The impacts of a deck on the use and enjoyment of the Yalara Lodge would be minimal given the façade immediately adjacent is effectively a 'service area' part of that lodge and bathrooms are located on that façade with high/obscure windows.

## **2.9 Air and noise**

The proposal would have minimal, short term impacts on the acoustic environment which would not be significant. There may be some minor short term dust impacts that could arise from deck and stair foundations works, however, these could be minimized through appropriate site management controls (eg watering down of foundation excavation areas – refer SEMP Appendix D).

## **2.10 Soil, water and wastewater management**

The only disturbances to the site would be minor excavation to accommodate the support structures of the steps and deck. No major excavation is proposed. Excavations as would occur would comprise relatively shallow foundations that would generate some minor spoil. There is a large rock shelf

directly adjacent to the existing concrete steps to the lower part of the lodge and it is likely that some of the deck supports could be directly bolted to this without the need for excavation. Any excess spoil that is generated from foundation excavation works could be reused to fill the former 'landscaped' access steps to the lodge facilitate reinstatement of this area.

There would be a need for some erosion control works around and downslope of the excavation and reinstatement works. The SEMP (Appendix D) addresses these issues and the management requirements to minimize impacts.

There are no major or minor drainage lines across the site so the above measures would be sufficient to address potential erosion impacts. The steps and deck would be made of 'expanded' metal and stormwater management works would not be required as they would not lead to additional runoff.

### **2.11 Heritage**

The building on the site has not been identified in any heritage studies in the area. While the lodge does date from an earlier time, it has limited heritage value given the works undertaken to date and its overall character. In any event, the steps and deck are consistent with the manner of development of adjacent lodges and many other lodges in the valley. In addition, these works are not attached to the building and could be removed in the future.

### **2.12 Aboriginal cultural heritage**

There are no specific areas of known or potential Aboriginal heritage and archaeology in or around the site that would be impacted by the proposal. The area around the lodge has been heavily disturbed and the works are very limited in any event.

### **2.13 Energy**

The proposed deck has been placed on the north-east side of the lodge which would maximize sunlight access.

The internal works would include refurbishment of the existing drying room with a more efficient heating system. This is aimed at reducing energy use in this area.

### **2.14 Waste**

The proposal would generate some building and soil waste from the installation of the works. As noted above, soil spoil would be reused in the reinstatement/rehabilitation of the existing landscaped steps. Other building material wastes, including timber, gyprock, fibrous cement sheeting, floor tiles and the like, would be collected and stored internally when the works are being undertaken, packaged and disposed of at the waste transfer facility in Perisher Valley. Given the types of material involved, there would be low potential to reuse building materials that have been removed. The SEMP addresses these issues in more detail.

The internal walls and linings comprise gyprock, structural timber and fibrous cement while floors are of tile finish on concrete slab. No asbestos has been identified in the areas proposed for internal works. However, during the course of the internal works, should any asbestos sheeting be discovered it would be removed and disposed of in accordance with Australian Standards. The SEMP identifies measures for such works.

### **2.15 Demolition**

Demolition of internal walls would be carried out consistent with the relevant Australian Standard for demolition where applicable.

## **4. Concluding Statement**

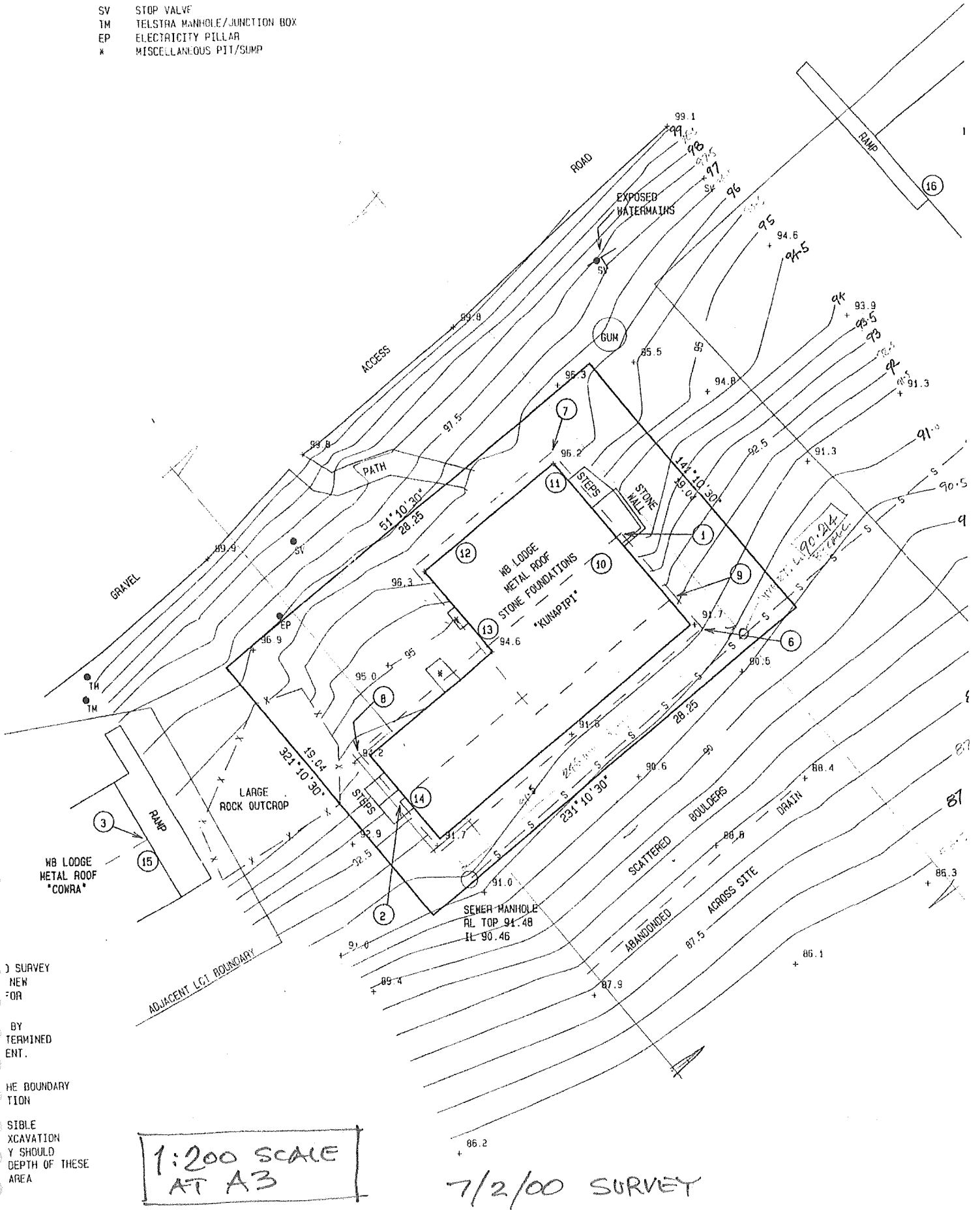
The proposed development comprises alterations and additions to the existing private ski lodge on the site. The proposal has been considered in regard to Section 4.15 of the Environmental Planning and Assessment Act, 1979, and State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007. It has minimal environmental impact and complies with the aims and objectives of these planning instruments.

Overall, the proposal has merit and would have a positive social and economic impact with minimal environmental consequences.

# **Appendix A**

**Site survey**

SV STOP VALVE  
 TM TELSTRA MANHOLE/JUNCTION BOX  
 EP ELECTRICITY PILLAR  
 X MISCELLANEOUS PIT/SUMP



1:200 SCALE  
 AT A3

7/2/00 SURVEY

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## **Appendix B**

**Site and surrounding photographs**

## APPENDIX B – SITE PHOTOGRAPHS



Photo 1- looking south. Slope down to lodge at proposed location of steps

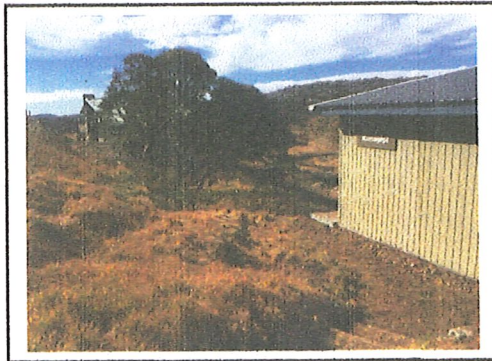


Photo 2 – looking east. Site of proposed steps and deck

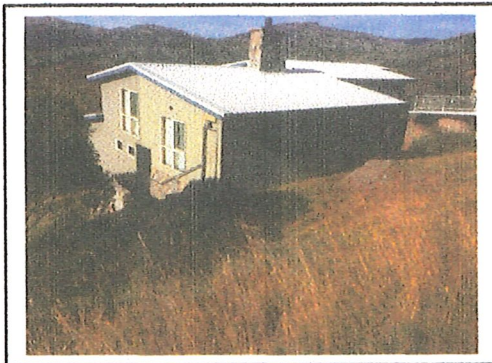


Photo 3 – looking south. Slope down to lodge at site of proposed steps.



Photo 4 – looking north-east along Wheatley Road at current access.



Photo 5 – looking north-east along Wheatley Road at Photo 4 location.



Photo 6 – looking south east at proposed location of steps

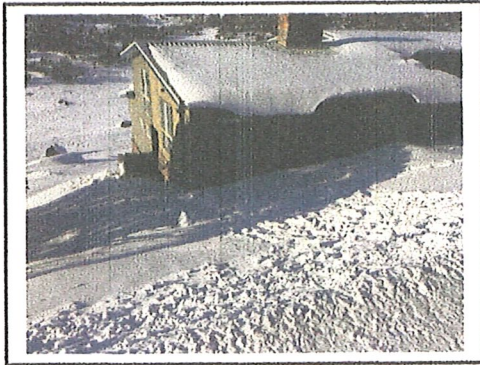


Photo 7 – looking south. Proposed site of steps during winter.



Photo 8 – looking south. Looking towards site of proposed steps.

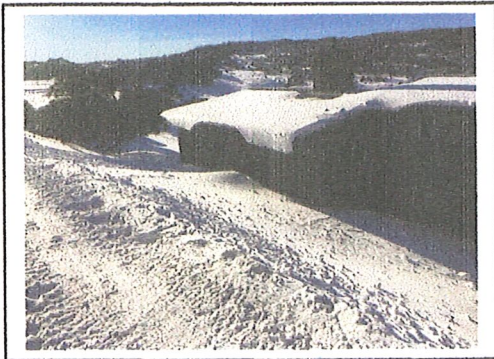


Photo 9 – looking east. Approximate location of existing access steps.

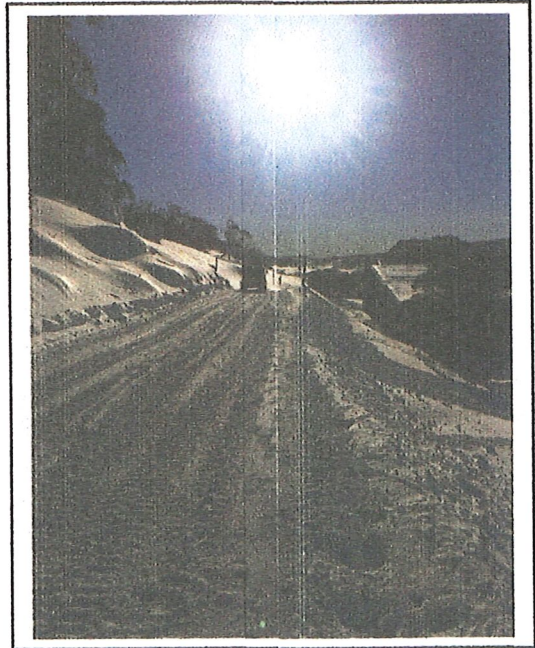


Photo 10 – looking north east along Wheatley Road in winter.

## **Appendix C**

### **Bushfire Assessment**

# ***DBA Planning***

***Planning and development consultants***

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## ***Proposed Alterations and Additions***

***Kunapipi Ski Lodge  
Wheatley Road, Perisher Valley***

## ***Bushfire Assessment***

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# **1 Introduction**

## **1.1 Outline of application**

The following report has been prepared pursuant to Section 4.14 (formerly section 79BA(1)) of the *Environmental Planning and Assessment Act* to assess the proposed alterations and additions to Kunapipi Ski Lodge, Wheatley Road Perisher Valley.

*Australian Standard 3959:2009 (Construction of buildings in bushfire prone areas)* and the *Building Code of Australia, 2011 (BCA)* are the primary building compliance documents considered for this assessment. AS3959:2009 is the Deemed to Satisfy (DTS) provision or acceptable construction standard.

The methodology for this site assessment for bushfire attack is based on *NSW Planning for Bushfire Protection Guidelines, 2006 (PBP)* and specifically, *Addendum: Appendix 3, 2010*. This report follows the assessment process recommended by the Rural Fire Service (RFS) for single dwellings ('Applicants Kit'). A completed RFS 'Applicants Kit' form is attached as Appendix 1.

Vegetation extent within the subject area has been derived from available online vegetation mapping, aerial photo interpretation (API) and site inspections.

## **1.2 Site Description**

The lodge was initially built in 1963/4 and has been extended and enlarged, the latest alterations and additions being approved around 2000 and constructed around 2002/3. These were approved by relevant authorities, with the NPWS approving the last round of works.

The site is known as Lot 1, DP 863582 and has an area of approximately 560 square metres.

The site is mapped as being vegetation buffer zone as currently shown by the NSW Department of Planning *Planning Portal*. In this regard, any alterations and additions that fall within this area should conform to the specifications and requirements of the document '*Planning for Bushfire Protection*', produced by the NSW Rural Fire Service, that are relevant to the development; as otherwise required under section 79BA of the *Environmental Planning & Assessment Act (NSW)*.

There are no other constraints to be considered in regard to development on the site and no other significant environmental features are contained within the site.

## **1.3 Available water supply**

The site is connected to a reticulated water supply and water connection points for fire fighting purposes are located in Wheatley Road a short distance from the site. There are internal dedicated fire-fighting facilities within the lodge including hose reels and extinguishers.

## **1.4 Utility supplies**

An underground electrical supply is located in Wheatley Road.

## **1.5 Vehicle Access/Egress**

Access to the site is from Wheatley Road. This provides safe operational access for emergency services and egress in varying directions for evacuating.

## **1.6 Proposed development**

The application is for alterations and additions to the existing ski lodge on the site ("the proposal") including:

- Internal alterations and additions to the existing drying room, common bathrooms, laundry and spare bedroom to reconfigure these spaces into a stand-alone laundry, reconfigure an bedroom area to include an ensuite, replace existing aged drying room works and make good previous laundry areas;
- Construction of a new steel deck adjacent to the north-east façade of the lodge.

The objective of the proposal is to improve the internal layout of the lodge and provide an outdoor recreation area. The proposal does not propose any increase in maximum accommodation levels approved for the lodge.

Another development application ("DA") is also being lodged in parallel with this DA to create a safe pedestrian access from Wheatley Road to the new deck. This is outside the lease area (although it partially pierces the lease area) and located on public land. Consequently, the approval of the landowner (the Minister) is required which is why a separate DA is being prepared for this component of the overall proposal. However, the 2 DA's are not dependent upon each other and each could be approved separately and be constructed without the need for the other.

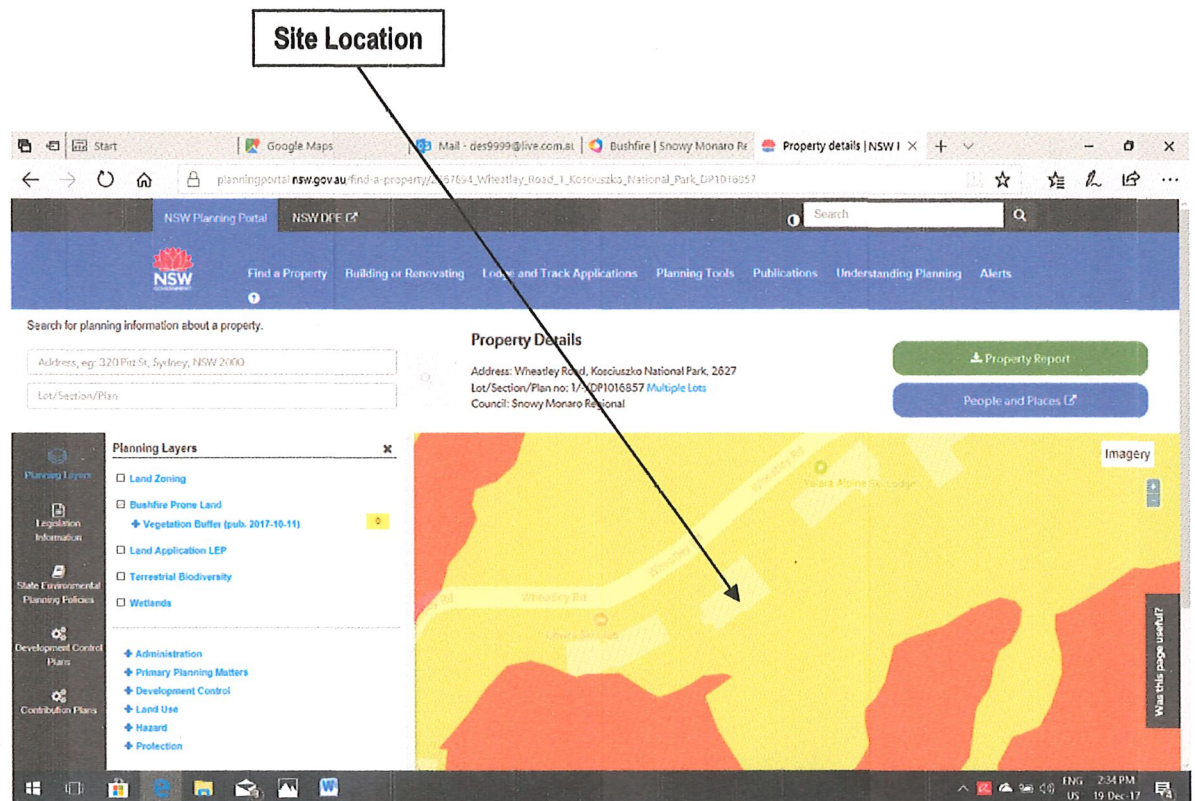
While the proposed stairs are subject of a separate DA, they are referred to variously in this report to provide context.



## 2 Bushfire Hazard Assessment

### 2.1 Vegetation (bushfire hazard)

The vegetation within proximity is mapped as 'vegetation buffer' on the Planning Portal (refer Figure 1). The nearest Category 1 vegetation is located to the south-west.



(Source: NSW Planning Portal, 2017)

**Figure 1: Site Location and Hazard Mapping**

In terms of Addendum: Appendix 3 (PBP 2010) Section A.3.5 requires a conversion of vegetation types used in this assessment from Keith 2004 to Specht (AUSLIG 1990). The vegetation within this area is considered to be 'Scrub' for the purposes of AUSLIG classification.

PBP 2006 states:

*for the purposes of assessment, the following are not considered a hazard or as a predominant vegetation class/formation and can be included within an asset protection zone;*

- *non-vegetated areas including roads, footpaths, cycle ways, waterways, buildings, rocky outcrops and the like; and*
- *Reduced vegetation including maintained lawns, golf course fairways, playgrounds or sports fields, vineyards, orchards, cultivated ornamental gardens and commercial nurseries.*

The proposed development is located within an established lodge accommodation area. All adjoining allotments contain lodge buildings which are generally cleared of trees and larger shrubs. The proposed development also adjoins a formed road to the north.

## **2.2 Separation between building line and bushfire hazard**

For the purposes of bushfire safety compliance, this assessment notes that the subject property is generally clear of persistent bushfire vegetation and is within a vegetation buffer area. Considering the location of the lodge and the extent of the mapped bushfire vegetation on adjoining lands, the achievable separation distance from the existing lodge on the site is assessed as greater than 25 metres.

## **2.3 Slope determination**

The relevant Category 1 vegetation is located downslope from the subject site some 30-60 metres, while upslope it would be 80-90 metres.

## **2.4 FDI index**

The FDI for the Council area is 80. The FDI for the resort areas is 50.

## **2.5 Level of construction**

In accordance with Table 6 of the 'Bushfire Applicants Kit', the relevant FDI would be BAL 12.5. The proposed stairs/deck would be of steel and concrete construction and thus non-combustible.

## **2.6 Asset protection zone**

The curtilage of the allotment is largely cleared and comprises ground cover grasses. Upslope is a road which would be considered managed land. These provide appropriate APZ areas.

The proposed external works would not be adversely impacted by bushfires as they are wholly constructed of steel/concrete. They would not lead to additional bushfire hazard to the lodge as they would not form a bridge to the lodge that would be combustible. Nor is there any adjacent vegetation that could collapse onto the deck/stairs and lead to fire attack against the lodge.

Consequently, the proposal would not lead to an increase in bushfire risk for the existing lodge.

## **3 Concluding Statement**

The proposed development comprises alterations and additions to the existing ski lodge on the site. The external alterations proposed would be required to meet the constructions requirements for BAL-12.5. There would be no increase in bushfire risk from the proposal. Any construction requirements can be included in the application for construction certification based on the requirements of AS3959:2009.

# ***Appendix 1***

***Completed RFS 'Applicant Kit' form***

SECTION TWO - BUSH FIRE ASSESSMENT REPORT  
(Attach to DA)

PART A Property Details

Applicants Name: Kunapipi Ski Lodge

Contact Phone Number; (H): (.....) (M): 0400 400 918

Council:..... Council Reference (if known): .....

Lot: 1 DP: 863582

Address to be developed: Lot 1 / DP 863582 Wheatley Rd, Pelisher Valley

My property is on Bush Fire Prone Land:  Yes

PART B Type of Proposal

Type of Proposal:

- |  |  |
|--|--|
| <input type="checkbox"/> New Building  | <input type="checkbox"/> Urban             |
| <input type="checkbox"/> Dual Occupancy  | <input type="checkbox"/> Rural Residential |
| <input checked="" type="checkbox"/> Alteration/Additions to an existing building | <input type="checkbox"/> Isolated Rural    |

Proposal Description: e.g. two storey house with attached garage see report attached

Copy of plans attached  Yes

PART C Bush Fire Attack and Level of Construction

Step 1: Assess the vegetation about the proposed building in all directions and convert from Keith to AUSLIG (1990) using Table 1

CATEGORY	NORTH	EAST	SOUTH	WEST
Converted vegetation	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
	<input type="checkbox"/> Shrubland	<input checked="" type="checkbox"/> Shrubland	<input checked="" type="checkbox"/> Shrubland	<input type="checkbox"/> Shrubland
	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
	<input type="checkbox"/> Mallee/Mulga	<input type="checkbox"/> Mallee/Mulga	<input type="checkbox"/> Mallee/Mulga	<input type="checkbox"/> Mallee/Mulga
	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
	<input type="checkbox"/> Tussock	<input type="checkbox"/> Tussock	<input type="checkbox"/> Tussock	<input type="checkbox"/> Tussock
	<input type="checkbox"/> Moorland	<input type="checkbox"/> Moorland	<input type="checkbox"/> Moorland	<input type="checkbox"/> Moorland
	<input checked="" type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land

Copy of any relevant photos attached  Yes

Step 2: Determine the distance from the building line to the vegetation in each direction as above

ASPECT	NORTH	EAST	SOUTH	WEST
Distance	<u>10</u> m	<u>25</u> m	<u>25</u> m	<u>10</u> m

**Step 3: Determine the effective slope that will influence bushfire behaviour in each direction**

CATEGORY	NORTH	EAST	SOUTH	WEST
Slope under the hazard (over 100m) [In degrees]	<input type="checkbox"/> upslope/flat	<input type="checkbox"/> upslope/flat	<input type="checkbox"/> upslope/flat	<input type="checkbox"/> upslope/flat
	<input type="checkbox"/> >0 to 5	<input checked="" type="checkbox"/> >0 to 5	<input type="checkbox"/> >0 to 5	<input checked="" type="checkbox"/> >0 to 5
	<input type="checkbox"/> >5 to 10	<input type="checkbox"/> >5 to 10	<input type="checkbox"/> >5 to 10	<input type="checkbox"/> >5 to 10
	<input checked="" type="checkbox"/> >10 to 15	<input type="checkbox"/> >10 to 15	<input checked="" type="checkbox"/> >10 to 15	<input type="checkbox"/> >10 to 15
	<input type="checkbox"/> >15 to 18	<input type="checkbox"/> >15 to 18	<input type="checkbox"/> >15 to 18	<input type="checkbox"/> >15 to 18

**Step 4: Determine the Fire Danger Index (FDI) that applies to your local government area (see page 9). Circle the relevant FDI below**

FDI  100  80  50

**Step 5: Match the relevant FDI, vegetation, distance and slope to determine the required APZ and Construction level**

FDI  100 (see Table 4, page 11)  80 (see Table 5, page 12)  50 (see Table 6, page 13)

Identify the bush fire attack level for each direction, select the highest level for the entire building and record below. Note BAL-12.5 is the lowest construction level within the scope of A53959.

**Bush Fire Attack Level**

- BAL- FZ
- BAL- 19
- BAL- 40
- BAL-12.5
- BAL- 29
- No requirement

Does your proposal meet the required construction level  YES  NO

**PART D**

**Flame Zone** Provide details and evidence of an alternative solution.

If you determine your house is located in the flame zone you may wish to seek the advice of a specialist bush fire consultant.

PART E Water Supplies

Does your property have a reticulated (piped) water supply?; if so, please provide details on the distance to the nearest fire hydrant on your site plan.

Reticulated (piped) water supply is available

Yes  No Distance ..... 30 ..... (m) to hydrant from house.

Do you have or do you plan to have a dedicated water supply for firefighting purposes?

Yes  No

Development Type	Water Requirement	Planned	Existing
Residential Lots (<1,000m <sup>2</sup> )	5,000 l/lot	NA	
Rural-residential Lots (1,000-10,000m <sup>2</sup> )	10,000 l/lot		
Large Rural/Lifestyle Lots (>10,000m <sup>2</sup> )	20,000 l/lot		
Dual Occupancy	2,500 l/unit		
Townhouse/Unit Style (e.g. Flats)	5,000 l/unit up to 20,000l maximum		

Do you have or do you plan to have a static water supply (e.g. pool, tank or dam). Include approx. size in litres and also include tank material if using a tank:

Water supply type	Capacity	Construction material	Planned	Existing
e.g. pool	50,000l	Above ground rolled steel with plastic liner		

NOTE: Check with your local council concerning their Local Environmental Plan (LEP) or their Development Control Plan (DCP) as this may dictate the type and size of tank.

NSW RURAL FIRE SERVICE GUIDELINES FOR SINGLE DWELLING DEVELOPMENT APPLICATIONS

PART F Gas Supplies

GAS

Do you have reticulated (piped) or bottled gas?

TYPE OF GAS

Reticulated gas  Yes  No  
 Bottled gas  Yes  No



NOTE: When attaching development plans please ensure they clearly show location and details of electricity and gas (where relevant) on your property.

## **Appendix D**

**Site Environmental Management Plan (SEMP)**



# ***DBA Planning***

***Planning and development consultants***

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## ***Proposed Alterations and Additions***

***Kunapipi Ski Lodge***

***Wheatley Road, Perisher Valley***

## ***Site Environmental Management Plan***

***3 April 2018***

***Reference: SEMP\_KSL\_17***

***Revision 2***

<b>Document Control</b>			
Document ID: C:\USERS\DES99\DOCUMENTS\KUNAPI\DA 2018\SEMP_KSL_REV_2.DOC			
<b>Rev No</b>	<b>Date</b>	<b>Revision Details</b>	<b>Approver</b>
0	14/02/2018	Draft issue	DB
1	19/3/2018	Approval issue	DB
2	3/4/2018	Minor revisions	DB

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 E des9999@live.com.au

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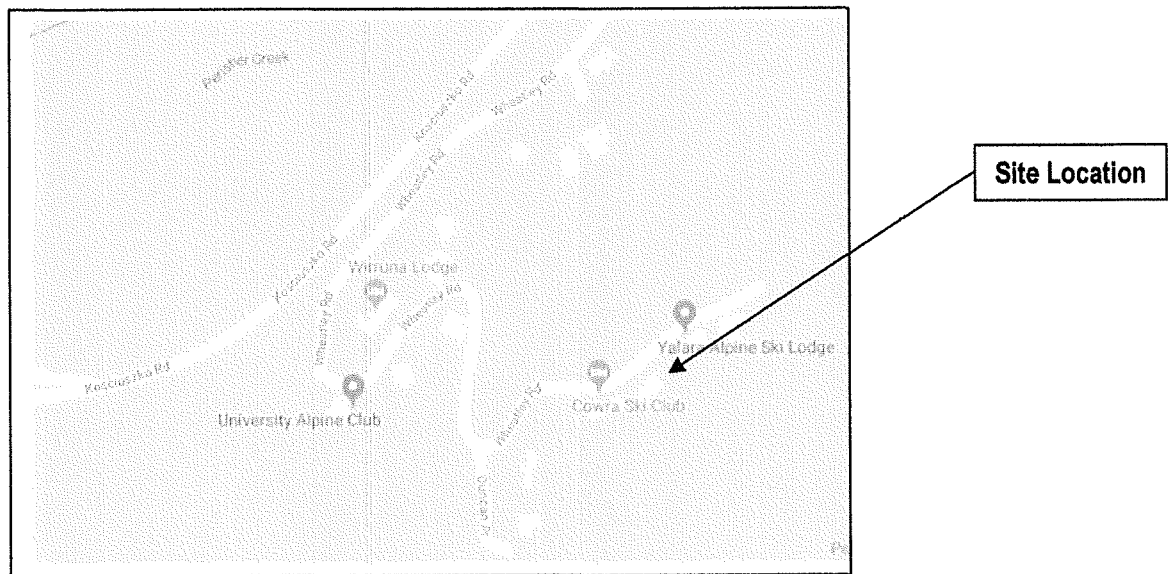
## **Appendix 1** SEMP Measures

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### 1.1 Introduction

This Site Environmental Management Plan ("SEMP") has been prepared to accompany two related development applications ("DAs") for alterations and additions to Kunapipi Ski Lodge, Wheatley Road, Perisher Valley ("the site"). Refer Figure 1. The SEMP has been prepared to identify appropriate management actions required to address issues related to sediment controls, access, construction vehicles and material storage. Appendix 1 shows key SEMP measures.

Due to the fact that some of the works are located outside the designated Kunapipi lease area, two DAs are being lodged. As the works are related, this SEMP has been prepared to cover all activities associated with all of the proposed works in those DAs, however, each DA can be managed separately with the SEMP.



(Source: Google Maps, 2017)

**Figure 1: Kunapipi Ski Lodge Location**

### 1.2 Proposed works

The application is for alterations and additions to the existing ski lodge on the site ("the proposal") including:

- Internal alterations to the existing drying room, common bathrooms, laundry and spare room to reconfigure these spaces into a stand-alone laundry, reconfigure a spare room area to include an ensuite, replace existing aged drying room equipment and make good previous laundry areas;
- Construction of a new steel deck adjacent to the north-east façade of the lodge.
- Construction of new steel steps from Wheatley Road to the lease area of the lodge.
- Reinstatement of existing "landscaped steps" from Wheatley Road

### 1.3 Soil, water and wastewater management

The only external disturbances to the site would be minor excavation to accommodate the support structures of the steps and deck, and rehabilitation of the "landscaped steps". No major excavation is proposed. Excavations as would occur would comprise relatively shallow foundations that would generate some minor spoil. There would consequently be a need for some erosion control works around and downslope of the excavation and reinstatement works areas.

As much spoil as possible that is generated from foundation excavation works would be reused to fill the former 'landscaped' access steps to the lodge facilitate reinstatement of this area. A sediment fence shown in Location "A" in the plan at Appendix 1 would be installed during this rehabilitation period for this area. Typical sediment fence arrangements are shown in Appendix 1. Otherwise excess spoil would be disposed off site (although it is unlikely there would be significant excess).

A sediment fence downslope of the deck may be difficult to install as it might require removal of ground covers and soil disturbance. The preferred method would either be a small sediment fence or sediment logs/bags close to the foundation holes for the stairs/deck, and relatively rapid installation of the deck/step supports and reinstatement (shown nominally at "B", Appendix 1). This would be decided once on site.

There are no major or minor drainage lines across the site so the above measures would be sufficient to address potential erosion impacts. The steps and deck would be made of 'expanded' metal and stormwater management works would not be required as they would not lead to additional runoff.

#### **1.4 Access & Vehicle Parking**

Access to the site will be achieved via Wheatley Road. Existing parking spaces along that road in various locations along the road are available to accommodate the construction vehicles, as shown in Figure 2. There is no direct access to the lease area by vehicular access nor any access would be permitted across any other lease or any other public land (apart from Wheatley Road).

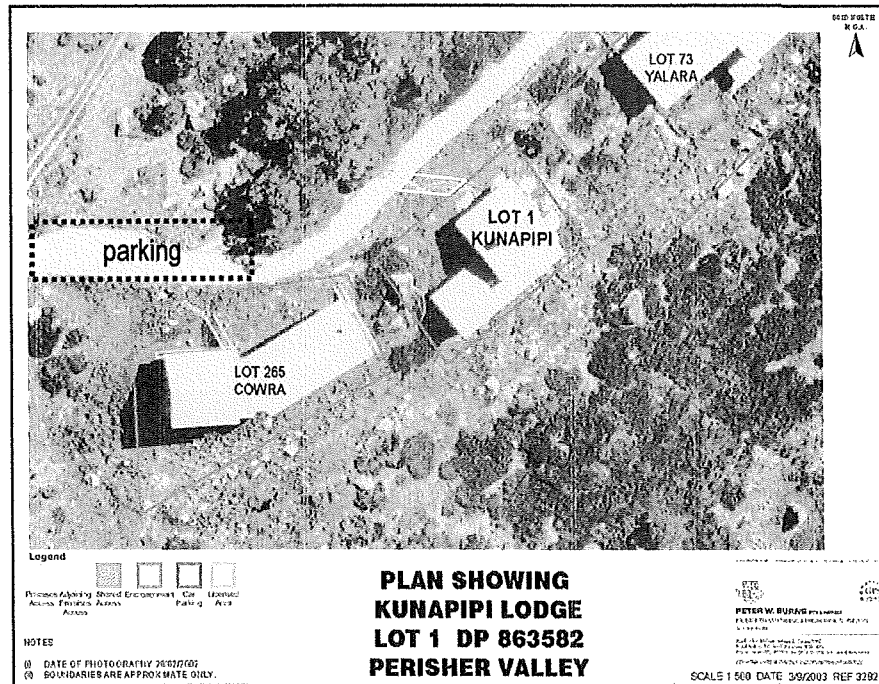
Delivery of materials to site is only feasible from Wheatley Road which would require short term access restrictions to Yalara and Highway Lodges and to the end of Wheatley Road. Material deliveries would likely result in 30-60 minute disruptions. NPWS, Perisher-Blue Cow, Yalara and Highway Lodges administration would be notified of this possible disruption in advance. Cowra Lodge would also be advised of the proposed works. Any necessary permits would be sourced by relevant contractors.

#### **1.5 Material Storage**

Material storage for the development would depend on whether the materials are for internal or external works. Storage of material for the internal works, which would include framing timber, gyprock materials, "hardiplank" lining, tiles, paint, bagged concrete, vanities, would be within the lodge proper. There are adequate and appropriate areas for this material to be stored and safely confined. All materials would be delivered by standard truck parked temporarily on Wheatley Road and either directly placed into the lodge by hand or stored temporarily in the area marked "X" in Appendix 1 which is adjacent to the lodge (and within the lease area). No material would be permitted to be stored outside the lease area.

#### **1.6 Dust Control**

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



Map Source: NPWS, 2017)

**Figure 2: Car parking areas (boundaries indicative)**

### **1.7 Waste Management**

To ensure that waste is managed, the following controls and measures are to be adhered to:

- All litter generated on site is to be disposed of in dedicated bin provided on site and disposed at Perisher waste transfer facility.
- All employees shall be informed of the need to maintain a clean worksite.
- All loads of rubbish removed shall be securely covered to ensure no spillage.
- To the furthest extent possible efforts shall be made to reduce, reuse and recycle materials used onsite.
- The worksite shall be left in a tidy and rubbish free state upon completion of the Project.

No asbestos has been identified in the areas proposed for internal works. However, during the course of the internal works, should any asbestos sheeting be discovered it would be removed and disposed of in accordance with Australian Standards. Any contractor involved in the works that identifies asbestos material will be required to inform the lodge and act on their instructions.

### **1.8 Noise control**

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

- All machinery and tools will be maintained in good working order at all times.
- Strict hours of operation for each site will be implemented to reduce noise pollution to the surrounding areas.
- In any instance of receipt of a noise complaint, immediate rectification will occur as far as practical.

### **1.9 Management of Native Vegetation**

Although no vehicles are able to access the area south of Wheatley Road, the small Eucalypt that is located to the north-east outside the lease boundary would be protected by fencing tape/pickets from inadvertent impact by construction activities. There is no other significant vegetation impacted by the proposal.

### **1.10 Construction hours**

The intended hours of operation are from 7am to 5pm Monday to Friday, 8am – 5pm on Saturday with no work on Sundays or Public Holidays (except internal works of a low impact nature). No external works would be undertaken from June to September.

### **1.11 Emergency Procedures**

In case of an emergency, the following key emergency response contacts are provided below:

#### **Key Emergency Response Contacts**

<b>Organisation</b>	<b>Emergency Phone</b>	<b>Non-Emergency Phone</b>
NSW Police	000	Jindabyne: 6456 2244
NSW Fire Brigade	000	Jindabyne: 6456 2476
NSW Ambulance	000	
Medical Centres	Jindabyne: 6457 1221	
National Parks and Wildlife Service (NPWS)	1800 629 104	Jindabyne 6450 5555
Roads and Traffic Authority	Traffic incidents & road conditions: 131 700 Road closures and special events: 132 701	
Environment Protection Authority	Environment Line 131 555	

# ***Appendix 1***

## ***SEMP Measures***





## **Appendix E**

**Form 4 Geotechnical report**

**Form 4 – Minimal Impact Certification**

DA Number: \_\_\_\_\_

This form may be used where minor construction works which present minimal or no geotechnical impact on the site or related land are proposed to be erected within the "G" line area of the geotechnical maps.

A geotechnical engineer or engineering geologist must inspect the site and/or review the proposed development documentation to determine if the proposed development requires a geotechnical report to be prepared to accompany the development application. Where the geotechnical engineer determines that such a report is not required then they must complete this form and attach design recommendations where required. A copy of Form 4 with design recommendation, if required, must be submitted with the development application.

Please contact the Alpine Resorts Team in Jindabyne for further information - phone 02 6456 1733.

To complete this form, please place a cross in the appropriate boxes  and complete all sections.

**1. Declaration made by geotechnical engineer or engineering geologist in relation to a nil or minimal geotechnical impact assessment and site classification**

I,   
 Mr  Ms  Mrs  Dr  Other  \_\_\_\_\_

First Name Michael Family Name Jones

OF   
 Company/organisation Douglas Partners Pty Ltd

certify that I am a geotechnical engineer /engineering geologist as defined by the "Policy" and I have inspected the site and reviewed the proposed development known as

Kunapipi ski lodge (Lot 1 DP 863582) Perisher Valley

As a result of my site inspection and review of the following documentation

(List of documentation reviewed)

Project Drawing Prepared by Mark Cambourn & Associates Aug 2017

I have determined that;

- the current load-bearing capacity of the existing building will not be exceeded or adversely impacted by the proposed development, and
- the proposed works are of such a minor nature that the requirement for geotechnical advice in the form of a geotechnical report, prepared in accordance with the "Policy", is considered unnecessary for the adequate and safe design of the structural elements to be incorporated into the new works, and
- in accordance with AS 2870.1 Residential Slabs and Footings, the site is to be classified as a type  
(Insert classification type)

- I have attached design recommendations to be incorporated in the structural design in accordance with this site classification.

I am aware that this declaration shall be used by the Department as an essential component in granting development consent for a structure to be erected within the "G" line area (as identified on the geotechnical maps) of Kosciuszko Alpine Resorts without requiring the submission of a geotechnical report in support of the development application.

## 2. Signatures

Signature



Name

Michael Jones

Chartered professional status

CPENG NER 1289811

Date

21/3/2018

## 3. Contact details

**Alpine Resorts Team**  
Shop 5A, 19 Snowy River Avenue  
P O Box 36, JINDABYNE NSW 2627  
Telephone: 02 6456 1733  
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Email: [alpineresorts@planning.nsw.gov.au](mailto:alpineresorts@planning.nsw.gov.au)

