



- 4 DEC 2019

DEVELOPMENT ASSESSMENT AND
SYSTEMS PERFORMANCE
RECEIVED - JINDABYNE

Statement of Environmental Effects (SEE)

For proposed apartment upgrades – Eiger Chalet 2019/2020

1. Description of Development Proposal

- Remove existing timber look wall cladding from internal walls of apartment. (Existing fire rated walls behind cladding to remain) replace with gyprock sheeting over existing fire rated walls and paint.
- Remove existing carpet from floor of apartment, repair flooring where required and re-carpet with fire rated carpet throughout.
- Remove old and unused cooking facilities from apartment by removing kitchen wall (not load bearing) and replacing with small sink cupboard on adjacent wall of apartment room.
- Extend existing bathroom into adjoining room to create a larger bathroom with ensuite for main bedroom (bedroom 3)
- Create a new fire rated wall off the entrance to the apartment with centered fire rated door to separate nearby rooms.
- Move apartment entrance door to approx. centre of existing wall and fill door opening (both to be fire rated and compliant as per existing)

2. Purpose of the Development proposal

- Remove the existing cooking facilities (electric stove/oven) in order to dramatically decrease the risk of fire within this area of the building by eliminating this fire hazard.

The purpose of the proposed works is to also improve and upgrade the dated and partially damaged aesthetics within as well as to minimise environmental impacts by increasing the efficiency of the use of heating, water and electricity. These upgrades will also further improve our current fire compliance under the Environmental Planning and Assessment Regulation 2000 by ensuring all floors, ceilings/walls and load bearing walls are fire rated appropriately.

3. General Information

- These works are proposed to be undertaken in January 2020 and will be completed by specialist's trades, licenced builder for all building works / Licenced plumber / licenced electrician for all associated works.

Any timber removed from the works will be reused where possible and all waste materials unable to be reused will be stored in a trailer and transported to Jindabyne waste management facility.

All materials moved on and off site during development will be done so using the gravel carpark entrance at the front of the site and entry gained via the front Chalet entrance therefore not causing any damage or harm to

surrounding areas of the National Park (this will include all specialists' trades working on site).

All works will be carried out in line with Work, Health and Safety guidelines and requirements which includes the appropriate use of PPE at all times.

Works will be confined to the apartment within the Eiger Chalet and proposed area which will be vacant at the time and not generate any adverse impacts to the public.

It is anticipated that these type of works proposed will have no impact on the natural, cultural and social values of the Kosciusko National Park in any way. We foresee long term positive environmental impacts with the implementation of the energy and water saving initiatives (through water, heating, and electricity).

For any further details please contact Adrian Gooley, Owner/Lessee
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