

- 9 MAR 2020

RECEIVED - JINDABYNE

STATEMENT OF ENVIRONMENTAL EFFECTS

Guthega Mountain Centre, Guthega

Location

The site is located in the Guthega Mountain Centre formerly known as the Guthega Ski Centre at the Guthega Day Car Park on Guthega Road. The proposed works is in the unused Kiosk, accounts office and coffee lounge area which are located on the middle floor of the centre.

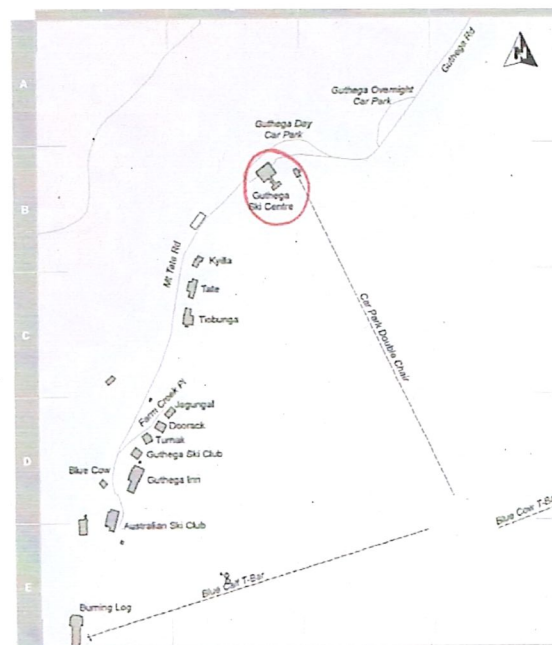


Figure 1: Location of the Guthega Mountain Centre in Guthega Village

Internal Alterations

The proposed development at the Guthega Mountain Centre involves upgrading the Kiosk to bring it into compliance with the Food Act 2003 and with Australian New Zealand Food safety Standards Code specifically Standard 3.2.3 Food Premises and Equipment. There will be the installation of a cool room and freezer and dry storage area in an unused accounts /ticket room located in close proximity to the Kiosk. In the coffee lounge area there will be construction of bench tops around the stairwell structure for extra seating.

General description

The proposed upgrading of the kiosk area will not alter the existing layout or alter any structural aspects of the building. The upgrade includes:

- Repair damaged walls, ceiling, tiles, benches, shelves.
- Close in a section of the front service area with board.
- Upgrade the range hood and the ducting outlet.
- Relocate smoke detector away from range hood.
- Replace the pots sink with double basin commercial size sinks.
- Relocate and update the hand-wash basin.
- Install hand soap and paper towel dispensers.
- Install a dishwasher.
- Remove a bench to install a deep fryer.
- Remove broken bench to install a commercial fridge.
- Remove old cold food display shelves from bench and repair bench.
- Upgrade under bench shelving, frames to be an impermeable surface.
- Replace broken benches with new benches with an impermeable surface such as stainless steel / laminate.
- Cover the kitchen floor with commercial grade vinyl or epoxy finish.
- Upgrade the lighting to comply with AS 1680.

The dry store area which will be located in the old strong room will require the shelves to be an impermeable surface and the flooring will be commercial grade vinyl or epoxy resin. The lighting is to comply with AS 1680.

The installation of the cool room will be in the old accounts room. The material for the walls will be preformed panels and the flooring will be commercial grade vinyl or epoxy resin. This will be done at a later stage.

In the coffee lounge area around the stairwell, the banisters will have bench tops with backing installed to increase seating in the area.

Due to the minor nature and small scale of the development the Environmental Effects are considered to be minimal. The following areas of Environmental Effects have been considered and comment provided as required:

History of the site

The Guthega Mountain Centre operates as a ski centre with ticket office, ski rental facilities, backcountry ski tour business and previously used kiosk.

Site suitability

The proposed works are all internal and no site suitability issues are relevant.

Present and previous uses

The proposed works are in the kiosk, main floor and old lift ticket room these areas are currently unused.

Operational details

The Kiosk will be serving hot and cold meals, toasted sandwiches, bakery items, snacks and hot and cold drinks from 7.30 am to 4.30 pm daily. There will be up to 4 staff members working during the day and the seating area can seat up to 60 people. The social and economic impact would be seen as positive as the upgrade of the kiosk provides a service to visitors to the area.

Change of use

n/a

Building classification and Building Code of Australia (BCA)

Building classification remains unchanged. Essential services remain the same as existing plan.

Snow Deposition

Only internal works n/a

Access and traffic

Construction will be carried out before the ski season. Access is without snow and there is ample parking.

Privacy, views and overshadowing

n/a

Air and noise

Construction will be during allowed times and to be completed before the 2020 ski season.

Soil, water and waste management

n/a

Heritage

n/a internal works

Aboriginal cultural heritage

n/a

Energy

n/a

Waste

All waste will be separated for recycling where possible and transported to Jindabyne Tip for disposal.

Conclusion

The proposed upgrade of the Kiosk is to ensure it complies with the Food Act and Australian Standards; this upgrade is minor in nature and will have minimal impact on the natural, cultural and social values of Kosciuszko National Park.