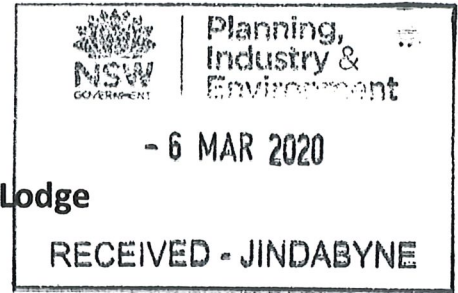


**Statement of Environmental Effects**  
for  
**Proposed Kitchen upgrades to Illabunda Ski Lodge**



**1. Introduction**

This Environmental Statement of Effects has been prepared for the Port Kembla Ski Club Ltd and is to accompany a development application for upgrades to the kitchen within the Illabunda Ski Lodge in Perisher Valley.

**2. The Site**

Illabunda Ski Lodge is located within the Kosciuszko National Park at 8 Telemark Place in Perisher Valley which is legally known as Lot 234 in DP725491 (the 'Site'). The Site can be seen marked with a red flag and red edged yellow box in the below extract from Six Maps.




The Illabunda Ski Lodge was constructed on the Site between 1984 and 1986 and opened for the winter of 1986. The kitchen was expanded slightly during some modifications to the building in 1996 and has remained essentially the same since that time.

**3. The Proposed Works**

The existing kitchen is located in the south west corner of the first floor of the Illabunda Ski Lodge.

The proposed upgrade to the Illabunda Ski Lodge Kitchen is comprises of the following and associated works:

- Removing existing fridges and re-locating existing freezer;
- Instillation of a new cool room;
- Removing and reconfiguring the pantry wall to accommodate the new cool room;
- Installing new shelving to the pantry;



*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No..... DA 10164 .....

granted on the 7 AUG 2020 .....

Signed ..... MB .....

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- Creating a new servery for dish return near kitchen sink;
- Installing a new stainless steel dish return bench adjacent to kitchen sink;
- Installing a new cooktop/oven, hot plate and deep fryer and 1 existing oven within existing range hood area;
- Adjusting existing benchtops and cupboards to suit;
- Installing a new dishwasher in the location of the existing dishwasher;
- Installing a new guest fridge under existing servery bench;
- Replacing existing cupboard doors with new cupboard doors;
- Laying a new commercial grade vinyl floor to kitchen and pantry;
- Upgrading the existing range hood exhaust system; and
- Work incidental and required to facilitate the above.

(the 'Works').

The Works are further described in the plan accompanying the development application.

The Works are expected to be entirely internal and within the Illabunda Lodge building and the Site and the Illabunda Lodge are taken to be suitable for the proposed Works given that the Illabunda Lodge and the current kitchen are existing.

The Site Plan below indicates the approximate location of the kitchen within the Illabunda Lodge Building where the proposed Works will be undertaken.



#### **4. The Purpose of the Works**

The purpose of the proposed Works include:

- a. To upgrade and improve the kitchen facilities to facilitate enhanced food handling practices and enhanced compliance Australian New Zealand Food Safety Standards Code;
- b. To upgrade and improve the kitchen facilities to facilitate improved flow and better operational efficiencies of kitchen operations;
- c. To allow for more effective and efficient cleaning of the kitchen;
- d. To install appliance with increased energy efficiency from the existing; and
- e. To increase the amount of cold storage for food.

#### **5. General Information**

During winter operations the kitchen is operated by an experienced chef and staff and services the up to 20 guests staying at Illabunda, providing daily meals including breakfast, lunch and dinner.

The Works are proposed to be undertaken ahead of the 2020 ski season and will be undertaken largely by the members of the Port Kembla Ski Club which include licenced builders, plumbers and electricians. Specialist trade work will also need to be undertaken by a refrigeration plumber.

The expected cost of the Works is \$50,000.00

The materials and appliance needed to undertake the works will be brought to site by members or delivered by truck

Any existing materials and equipment to be removed as part of the Works will be assessed for re-use as part of the Works where possible and practical.

Any waste produced by the Works will be stored adjacent to external walkway and loaded on to members vehicles for disposal at Jindabyne waste facility.

The Works will be undertaken in a manner consistent with Occupational Health and Safety guidelines and requirements including the use of appropriate Personal Protective Equipment (PPE).

#### **6. Expected Environmental Effects**

It is expected for the reasons given in this Statement of Environmental Effects that the consent authority will be satisfied that the proposed Works will not have any adverse impacts on the environment, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

The *State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007* (NSW) (the '**SEPP**') applies to the Site.

The aims and objectives of the *SEPP* are set out in clause 2 of the *SEPP* as follows:

## **2 Aim and objectives of Policy**

(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.

It is expected that the proposed Works are consistent with the aims and objectives of the SEPP for the reasons given in this Statement of Environmental Effects, and in particular, because the proposed Works are to be undertaken within existing development and will enhance that existing development.

The Works are not being undertaken in Critical Habitat for the purposes of the *Environmental Planning and Assessment Act 1979* (NSW) and are not expected to have any adverse impact on threatened species, populations or ecological communities, or their habitats.

As detailed above, the Works are expected to be entirely internal and the Illabunda will be vacant during the Works (other than people undertaking the Works) which will be vacant at the time and in that way will not generate any adverse impacts on the use of the lodge.

For the reasons given in this Statement of Environment Effects, it is anticipated that the due to the nature of the Works proposed in the development application, the Works will have minimal impact on the natural, cultural and social values of the Kosciusko National Park.

For further details please contact Michael Livermore, Director of the Lessee on 0408 654 803 or michael@rjlivermore.com.au