



STATEMENT OF ENVIRONMENTAL EFFECTS

SOUTHERN CROSS ALPINE LODGE – ADDITIONS AND ALTERATIONS

CORROBOREE ROAD, SMIGGIN HOLES 2624

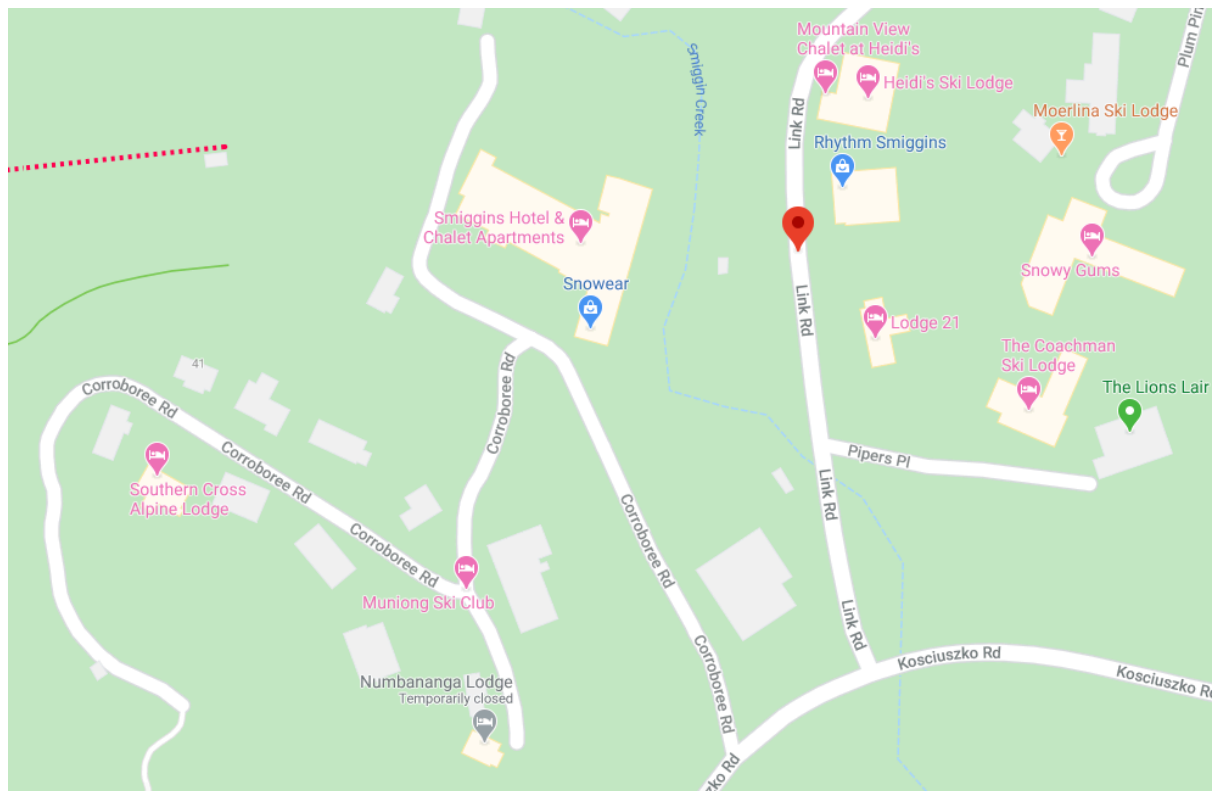
LOT 1 DP875254

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Statement of Environmental Effects

Project: Southern Cross Ski Lodge Additions and Alterations

Location: Lot 1 DP875254 Corroboree Road SMIGGIN HOLES 2624



Description of the development

The proposed additions and alterations to the existing Southern Cross Alpine Lodge (SCAL) consist of the following:

- expansion of a deck structure towards the front boundary with undercover entry, ski room and drying room under;
- enclosure of the existing recessed verandah to the NW corner under the main roof to form an additional bedroom
- Internal alterations to bedroom area to relocate a bathroom and create additional bedroom space.

Purpose for the development

The development is to meet the need of the SCAL to provide better facilities for skiers and increased flexibility for guest accommodation. There is no intention of increasing the numbers attending the SCAL.

History of the site

The original building was designed by Hely and Horne and built by volunteer labour as a youth lodge completed in 1963. Accommodation was originally two 10-bed dormitories, one staff room and one managers' room. Since that time SCAL has undergone numerous alterations and additions –

A major upgrade of the lodge took place in 1990 with the addition of a new wing with 3 bedrooms, 2 bathrooms, a second lounge room and a much larger ski/drying room. Minor upgrades have regularly occurred since then.

2011- DA for recladding and alterations to the building.

2013 to 2016 - major refurbishments, with re-cladding of the exterior and upgrades to several rooms.

Site suitability

The site is considered to be suitable for the following reasons:

1. The proposed additions are consistent with the present use of the site.
2. The proposal is consistent with the present use of the adjoining sites.
3. The slope angle is satisfactory (refer to attached Geotechnical Form 4 – Minimal Impact Certification)
4. The Bushfire Hazard is determined as BAL-40 (refer to Dabyne Planning Bushfire Hazard Report Jan 2011). This states: 'Given the distance of the proposed external alterations to the Woodland vegetation located upslope, the level of construction for the proposed new works are required to be BAL-40 under AS 3959-2009.'
The proposed additions are to the downslope area. Noting that the site conditions have not changed, the BAL-40 assessment remains current.
5. The proposed additions occupy the currently clear grassed area of the site. There is no impact on flora or fauna in this area.
6. The amenity of locality is enhanced by the improved access and visual impact of the proposed additions.

Present and previous uses

The site has been used as a residential ski lodge since 1963. There is no change to the usage proposed.

Operational details

The existing operations consist of accommodation for families and shared male & shared female accommodation in 8 guest bedrooms (which have from 2 to 6 beds) sharing 4 bathrooms with a limit of 25 people including staff.

There is no proposed change to the operations.

Access and traffic

Vehicle and pedestrian access is via Corroboree Road, which during winter is closed to traffic.

There is provision for carparking off the road out of winter season.

Pedestrian access to the lodge is via steps up through the trees then a steel stair to the main entry level.

The proposal seeks to improve the pedestrian amenity by reducing the number of stairs before entering the building and providing under cover access up to the main entry.

Privacy, views and overshadowing

The proposal has no impact on privacy, views or overshadowing in relation to adjoining buildings.

Habitable bedrooms are essentially in the same relationship as the existing. The proposed bedroom created by enclosure of the recessed verandah is screened from the proposed deck area.

Air and noise

The proposal retains the existing gas ducted heating system with no change in existing air or noise emissions, which are minimal. The location of the main heater unit has no impact on adjoining properties.

Soil, water and wastewater management

Sewerage effluent disposal utilises the existing drainage system. The addition of a toilet and laundry to the lower level has no impact on the existing system.

Water supply is existing and remains unchanged.

New toilets and laundry facilities will utilise water efficient systems.

Snow and roof water discharge are consistent with the existing. Note that snow retention devices are proposed over openings to provide protection to people.

Heritage

The building has no heritage value.

Aboriginal cultural heritage

The site is not an area of known or potential Aboriginal heritage and archaeology

Energy

The energy response of the building is improved by the following:

- Double glazed doors and windows with thermal breaks to frames
- The northern orientation of the main glazed areas
- Air lock created by the new low level entry and isolation from the main upper level building area
- Insulated wall construction (Hebel blocks)

Waste

The proposal minimises waste by continuing the current arrangements encouraging recycling.

Demolition

Demolition consists of removal of external timber deck structure and replacement of windows and doors to the northern façade. This will be managed in accordance with the regulations pertaining to works in the Kosciuszko Alpine Resort areas.