

STATEMENT OF ENVIRONMENTAL EFFECTS

REV A for client approval 11 August 2020

REV B for DA submission 08 September 2020

Dianella - Minor Internal and External Alterations to an Existing Building

Dianella Ski Club 9 Telemark Place Perisher Valley 2624 Kosciuszko NP NSW Lot 83 DP 756697

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Development Statistics

	EXISTING	PROPOSED
NCC CLASSIFICATION	18	1B
SITE AREA	633m ²	633m ²
GROSS FLOOR AREA	184.4m2	184.4m2
EFFECTIVE HEIGHT	4.2m	4.2m
USE	Tourist accomodation	Tourist accomodation
NO. PESONS NORMALLY ACCOMODATED	10	12

Description of the development

Dianella Ski Club proposes to undertake minor works to improve the internal configuration of the existing building and expand the number of beds from 10 to 12. The proposed works are on the main accommodation level of the lodge, in its eastern side. They consist of:

- Removal of an existing shower-room and use of that space to increase the size of the adjacent southern bedroom to contain 4 beds (currently 2)
- Reconfiguration of existing bathroom and WC to provide shower-room and WC, in existing location on southern side
- Increasing the size of 2 existing bedrooms on the northern side by moving an internal wall and replacing the existing communal vanity unit in the corridor with vanity units in each bedroom.

All works are internal, except for the removal of the existing WC window and placement of a new WC window in a new location on the eastern facade.

Purpose for the development

This development seeks to increase the capacity of the lodge from 10 beds to 12 beds, and to improve the privacy and amenity of the 3 bedrooms on the main accommodation level.

At the same time, the development will provide opportunity for the Club to improve the thermal efficiency and water and energy use of the lodge by upgrading existing heating, lighting, and plumbing fittings.

It is intended that these works will modernise the remaining unrenovated part of the original lodge by converting it from one dormitory space containing 3 curtained alcoves of bunk-beds with communal wash facilities to 3 separate bedrooms.

History of the site

The site is 9 Telemark Place, in Perisher Valley ski resort. It is Lot 83, DP 756697.



location plan source: https://maps.six.nsw.gov.au/ accessed 27.10.2019

The original Dianella Ski Lodge was built in 1964 as a timber weatherboard ski lodge on stone foundations. It was a single-story building with basic living facilities in the western end and sleeping accommodation consisting of 10 bunk beds in a dormitory in the eastern end.

In 1986-88 the lodge was renovated to expand the living facilities into a new northern wing and add an attic storey containing 2 double bedrooms and a bathroom. 4 bunks were removed from the main accommodation level to provide more space, and improved bathroom facilities, in the original eastern dormitory. The lodge retained its 10-bed capacity.

Since then, various maintenance and improvements have been undertaken, including most recently the raising of the height of the balustrade to improve safety on the northern deck (2018) and the addition of lockers and ski storage for members within the existing boot-room (2019).

Site suitability

The lodge stands on a sloping site facing the Telemark T-bar to the north-west. It is accessed from Telemark Place on its eastern side. Neighbouring lodges are Mirrabooka, to the south and uphill, and Illabunda, across Telemark Place to the east and downhill.

No constraints of flooding, slope, or geotechnical hazards are relevant for the proposed works. Bushfire, however, is an issue for Dianella as for all lodges in the National Park. To the west of Dianella, between the lodge and the Telemark T-Bar, is an area of vegetation which presents a hazard to the lodge. To mitigate this risk, Dianella has recently had an Asset Protection Zone (APZ) approved by NPWS which has been implemented prior to this 2020 ski season.

The Biodiversity Values area (shaded purple in the plan below) will not be disturbed by any works proposed by this development application.



detail from site plan showing approved APZ hatched yellow

Dianella has been very well maintained throughout its history and the building is in excellent condition considering its age and location. The proposed development does not involve any changes to the building's footprint, access, or landscaping. The appearance of the building will remain essentially the same; where infill is required for existing windows it will be in painted weatherboard to match existing, and the replacement windows will match existing.

The lease area of Dianella lodge does not include any areas of identified special biological or ecological value; an area identified as having significant biodiversity value is located to the north west of the lodge's lease area, on the opposite side of the site from the access to the lodge. The proposed works will not in any way impact on this area.

Present and previous uses

The site is used as a private ski lodge, as it has been since the lodge was built in 1964. Neighbouring sites contain similar lodges, also for private use, and built around the same time.

Dianella ski club operates for the benefit of its members and to advance snow sports in Australia.

There is not, nor has there ever been, any potentially contaminating activity on the land and we have no reason to believe that the site is contaminated.

Operational details

Dianella ski club operates as a small private lodge for the exclusive use of its members and their guests. It has no staff, plant, machinery, hazardous materials, or vehicles. It is available to members all year, but busiest during the ski season.

Dianella has an unusual model of operation, in which the entire lodge is booked by a member for the duration of their visit. Each member arranges their own guests, and brings their own food, linen, and other necessities for their visit. The ski club provides a cleaner between bookings and undertakes maintenance when required. All access is from Telemark Place (by car in summer, oversnow in winter).

The proposed works will increase the capacity of the lodge from 10 beds to 12. Dianella Ski Club purchased 4 additional beds in 2009 in conjunction with the extension of its lease with the Department of National Parks and Wildlife; however in order to retain the fundamental character and operational model of a small and private lodge, only 2 of these additional beds are proposed to be included in the proposed works.

Building classification, National Construction Code of Australia 2019 (NCC)

and Relevant Australian Standards

Dianella is a Class 1B building under the NCC. This DA seeks to increase the lodge's ordinary occupancy from 10 to 12 people but the Gross Floor Area and Effective Height remain unchanged at 184.4m² and 4.2m respectively. These statistics are in line with the NCC definition of a Class 1B building which ordinary accommodates not more than 12 people, has a floor area of less than 300m², and an effective height of less than 25 metres. The lodge's use is as a single occupancy of short term Tourist Accommodation, with the whole lodge rented to a single group of visitors each time it is in use.

A building audit of Dianella Lodge against the (then) Building Code of Australia 2005 was completed in 2006 (by James Alexander and Associates); all areas of non-compliance identified in this report have been addressed.

NCC 2019 PART 3.7 FIRE SAFETY

The lodge far exceeds the standards of the current NCC construction requirements for a class 1B building. Existing fire safety measures consist of:

- Automatic fire detection and alarm system including fire alarm system with call point, connected to Perisher Valley Fire Station
- Emergency lighting including external emergency lighting
- Exit signs
- Lightweight fire rated construction (1hr fire rated wall separating kitchen / dining / living from dormitory / stairwell and attic internal walls separating bedrooms from landing / stairwell as well as fire resistant plasterboard to ground floor ceiling)
- Lever door handles to exit doors and doors in the path of travel to an exit
- Fire blanket/s
- Solid core self-closing smoke doors (lower ground to lobby to stair, ground floor dining room to dormitory, dormitory to stairwell, attic stairwell / landing to bedrooms & bathroom)
- Fire hose reel
- Portable fire extinguishers
- Fire Orders
- Warning and operational signs

The fire system is inspected and certified annually in accordance with the terms of the NSW National Parks lease. Further details are included in Dianella's Fire Safety Schedule and Fire Safety Statement included in the DA documents.

No alterations will be made to compromise the existing fire safety measures of the lodge. Any altered walls or ceilings with existing fire resistant treatment will be made good with similar or better construction.

The existing location of the fire hose reel in the ground floor corridor is non-compliant with the NCC as it is more than 4m to an exit. The proposal is to move it adjacent to the main entry / egress on the lower ground floor.

NCC 2019 PART 3.8 HEALTH AND AMENITY

Alterations to the ground floor spaces will retain the 2.4m floor to ceiling height throughout and therefore comply with the NCC.



detail from proposed ground floor plan

detail from proposed north elevation

Bedrooms 3 & 4 are proposed to be enlarged to 6.9 and 7m2 area respectively. The retained existing windows to these spaces each have a glazed area of 0.73m2 and an opening area of 0.44m2 which are equal or greater than the 10% and 5% of the floor area respectively and therefore comply with the Light and Ventilation requirements of the NCC.



detail from proposed east elevation



Similarly the exisiting windows to the proposed area of the 4 bunk room comply also. The new window to the WC will have minimum 5% opening area to provide natural ventilation to the space - no mechanical ventilation or new openings will be required to external walls or roof spaces for compliance.

NCC 2019 PART 3.10 CONSTRUCTION IN BUSHFIRE PRONE AREAS

Dianella has been self assessed at Bushfire Attack Level (BAL) 40 in a Bushfire Assessment Report prepared by Patrick Gilling (dianella_bushfire_assessment_report_[2020-06-24]) which is included with the Development Application documentation. The distances from the building line to vegetation in the report used to calculate the BAL are derived from an Asset Protection Zone (APZ) that was applied for in consultation with and approved by the National Parks and Wildlife Service (NPWS) in March 2020. The report finds that the highest BAL 40 hazard is from the vegetation to the West of the lodge. However, the distances to vegetation on the North, East and West elevations are at the maximum BAL29 / minimum BAL19 range.

The overall BAL is the highest level for the entire building. However AS3959-2018 Construction of buildings in bushfire prone areas Section 3, clause 3.5, allows that a lower BAL can be applied if a particular elevation is shielded from the source of bushfire attack by the building itself;

3.5 REDUCTION IN CONSTRUCTION REQUIREMENTS DUE TO SHIELDING

Where an elevation is not exposed to the source of bushfire attack, then the construction requirements for that elevation can reduce to the next lower BAL. However it shall not reduce to below BAL—12.5.

An elevation is deemed to be not exposed to the source of bushfire attack if all of the straight lines between that elevation and the source of bushfire attack are obstructed by another part of the same building (see Figure 3.1). However it shall not reduce to below BAL 12.5.

The shielding of an elevation shall apply to all the elements of the wall, including openings, but shall not apply to subfloors or roofs.



FIGURE 3.1 EXAMPLES OF WALLS SUBJECT TO SHIELDING

shielding diagram from AS3959

The only external alteration is on the East elevation - the removal and infill of the existing WC window and placement of a new WC window in a new location. As this elevation is shielded from the main BAL40 hazard from the West by the building, and is assessed at BAL29, it is proposed that the appropriate construction requirements for these works would be to a BAL29 level.



All new or altered construction is to be in accordance with AS3959-2018 Construction of buildings in bushfire prone areas. It is proposed that the infill of the removed window would be as per Section 7 Construction Requirements for BAL29 - the cladding would be replaced to match existing in a bushfire resisting timber species. The new WC window would also be as per BAL29 requirements - ie aluminium framed with min 5mm toughened glass and with an internal screen.

Snow deposition

No change to existing roofline or snow deposition arrangements are proposed. New windows will be double glazed to resist any snow build-up.

Engineering details

STRUCTURE

No structural changes are proposed. Structural engineering drawings from the 1980s alterations show 250x50 first floor timber joists over the proposed ground floor spanning between external walls. This arrangement allows internal walls on the ground floor to be reconfigured without major structural implications.



details from 1980s alteration structural engineering drawings

SERVICES

The proposed plumbing and electrical works are minor. There is no need to relocate or make new connection to site services.

Social and economic impact

While the maximum number of people sleeping on the site is intended to increase from 10 to 12, this is not expected to have any significant impact on the social and economic status of the site or the area.

Access and traffic

Access to the lodge will not be changed by the proposed works: cars (in summer) and snow transport (in winter) approach from Telemark Place for drop-off or parking.

Due to its age, Dianella does not currently have good disability access. The main entrance involves steps up from the boot room to the main living level. However, it is possible for people with mobility issues to access the lodge using the original 'front door' on the western side of the lodge. This level of the lodge contains kitchen, dining, and bathroom facilities, as well as the sleeping accommodation which is the subject of this proposal. Improvements to this main level are therefore improvements to the most accessible part of the lodge.

Privacy, views and overshadowing

The changes to the windows which are proposed are minimal. The toilet window on the eastern facade will move approximately 1 metre to the south, at the same height. The small shower-room window on the southern facade will be removed, and the existing bedroom window will move approximately 1.5 metres towards the east, at the same height. In-fill will match existing weatherboards in profile and colour so the lodge appearance remains coherent.

While the position of the windows in the two facades will change, the proposed new positions make no significant difference to the views of, or from, Dianella towards neighbouring Mirrabooka or Illabunda (or any other building). There is no overlooking or overshadowing at present and none is introduced by the proposed works.

Air and noise

No changes to air and noise emissions are proposed. The proposed works, and the increase from 10 beds to 12 beds, will not alter the heating/cooling arrangements, noise or odour/fume levels, or other emissions from the lodge.

The building works will take place during the summer months and are expected to be brief. All relevant regulations about the timing and noise levels of construction will be adhered to.

Soil, water and wastewater management

No changes are proposed to the soil, water and wastewater management of the lodge.

Additional water use associated with the increased capacity of the lodge is expected to be offset by the replacement of existing taps, toilet, and shower heads with more efficient equipment, and the removal of the existing bath.

During construction, most work will be internal. Minor external works to windows are proposed to Southern elevation only, where no vegetation is present. Any disturbance to grass or ground will be minimised. As noted above, the nearest area of identified biodiversity significance is located beyond the north-west of Dianella's lease site and will not be impacted by the works.

Heritage

Dianella Ski Lodge is not a building listed in any of the heritage studies for the Kosciusko alpine resorts.

Aboriginal cultural heritage

Dianella Ski Lodge is not located in an identified area of known or potential Aboriginal heritage and archaeology.

Energy

The proposed works are expected to make minimal difference to the building's energy use. The addition of 2 beds will potentially increase overall energy use, however the removal of the existing bath is expected to offset this. Where possible and appropriate, insulation will be upgraded during the proposed works. New lighting installed will be more efficient then existing.

No change is proposed to existing solar access, ventilation, heating/cooling, clothes drying or water heating.

Waste

The recycling and waste management arrangements for the operation of Dianella will not change with the proposed works.

Any timber or other material that can be reused on site will be. Remaining waste will be transported to Jindabyne and disposed of appropriately in the waste management facility there.

Demolition

Demolition will be very minor in nature and is restricted to the removal of some internal lightweight walls, plumbing fittings, joinery and the removal of a window. All demolition will be carried out in accordance with the relevant Australian Standard.