



SITE ENVIRONMENTAL MANAGEMENT PLAN

REV A for client approval 28 October 2020

REV B for DA submission 3 November 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

Prepared by;
Patrick Gilling



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No 10640

Granted on the 13 September 2022

Signed M Brown

Sheet No 3 of 13



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Project description

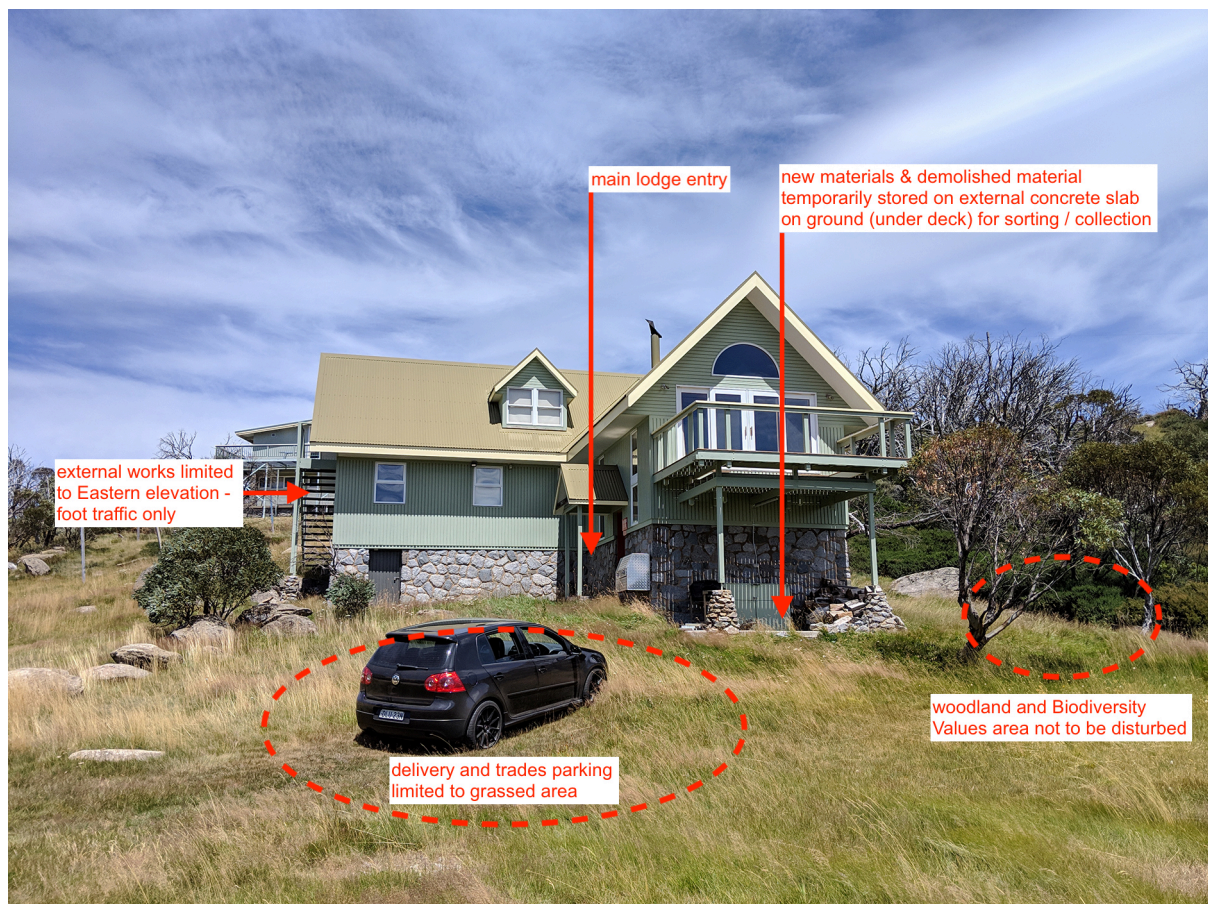
Dianella Ski Club proposes to undertake minor works to improve the internal configuration of the existing building and expand the number of beds from 10 to 12. The proposed works are on the main accommodation level of the lodge, on its eastern side. They consist of:

- 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.

Erosion and sediment control management plan

Please refer to DA document 'dianella-ESCMP' revision A dated 28/10/2020.



Photograph showing Dianella lodge and area to the North



Photograph showing East elevation of Dianella - works limited to new window shown dashed and making good of cladding

No physical erosion or sediment controls are proposed as works are mostly limited to internal carpentry and fit out. External works are limited to the removal of one window, installation of one window in new location and making good of timber cladding on the East elevation.

In addition;

- No site excavation / cut / fill or landscaping is proposed.
- There is no requirement for deliveries of bulk sand / cement or other fine materials. No masonry or concrete construction is proposed.
- No mixing of wet mix materials (screed/tiling grout etc) is to take place exterior to the lodge.
- No wet trades tool wash down is to take place exterior to the lodge.
- All deliveries of new building material and removal of demolished / waste material - loads to be covered well at all times to mitigate material inadvertently being left on site or its surrounds.

Management of native vegetation

There are no landscaping, tree removal or pruning, ground or excavation works proposed as part of this development. There is to be no disturbance to Biodiversity Values zone or disturbance to existing vegetation or boulders on or near the site.

Any ground disturbance by vehicle or foot traffic during construction is to be remediated in consultation with NPWS. Delivery and trades parking zone will be limited to the flat grassed area in front of lodge.

Waste management

The minor nature of the works will produce relatively little waste that will be able to be removed from site by the building contractor with a ute or trailer. The use of a skip bin requiring access by larger vehicles is not expected.

Existing materials are to be re-used on site where possible but where this is not practicable waste material is to be removed from site by the contractor and disposed of at Jindabyne Regional Waste Management Facility

Demolished and waste material will temporarily be stored on external concrete slab on ground under the deck for sorting prior to removal.

Noise and vibration pollution

Construction hours will be limited as per the Environment Protection Agency (EPA) as follows;

- Monday to Friday 7 am to 6 pm
- Saturday 8 am to 1 pm
- No work on Sundays or public holidays

The proposed works are generally carpentry and internal fit out in nature, to be done with hand tools with the vast majority of the works taking place indoors. There will be no prolonged noisy works such as brick-cutting or the like.

There will be no vibration generating works undertaken such as rock breaking or concrete demolition / pouring.

Air pollution

No excessive dust producing demolition or construction activities are proposed.

There are no masonry or concrete works requiring fine materials or cutting.

There is no requirement for large plant machinery.

All paints are to be acrylic.

Fuels and chemicals

No fuels or chemicals are proposed to be on site other than those required for small scale works and cleaning such as the usual construction adhesives, sealants and very small quantities of their solvents such as Methylated Spirits / Acetone or mineral turpentine.

Power will be provided by the lodge so there will be no need for fuels for generators or the like.

Emergency procedures

In case of emergency call '000' but further contact information is provided below for local and relevant agencies;

Jindabyne Police Station

14 Thredbo Terrace JINDABYNE 2627

Phone: 02 6456 2244

Perisher Valley Fire & Rescue Station

Kosciusko Road, Perisher Valley NSW 2624

Phone: 02 6457 5037

Jindabyne Fire & Rescue Station

10 Thredbo Terrace, Jindabyne NSW 2627

Phone: 02 6456 2476

Bushfire information: NSW RFS

Phone: 1800 679 737

<https://www.rfs.nsw.gov.au/>

Floods and Storms: SES

Phone: 132 500

<https://www.ses.nsw.gov.au/>