

Section 4.55(1A) Modification of Development Application (DA No. 42-8-2006)

Statement of Environmental Effects



South Perisher Lodge - Perisher Valley NSW

Prepared for:

South Perisher Co-operative Alpine Lodge

December 2019

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1.0 Introduction

1.1 Overview

This Statement of Environmental Effects (SEE) has been prepared for the members of the South Perisher Co-operative Alpine Club by H-Square Global Project Services Pty Ltd (HGPS) and this Statement is to accompany a Section 4.55(1A) Modification Application to the Department of Planning, Industry and Environment (DPIE) to modify development consents of associated with DA 42-8-2006.

This modification application seeks to:

1. Replace existing hardiplank cladding on the external wall of the southern elevation of the existing lodge due to water and snow damage with colourbond strait monopanel (as per existing upper level of the lodge) and is shown in included Plan SP08 - Revision 1.
2. Delete upper bathroom window as noted in included Plan SP08 - Revision 1.
3. Authorise the retention of the existing awning over the BBQ deck area as shown in amended Plans SP04 - Revision 1, SP05 - Revision 1 and SP07 - Revision 1.

In the assessment of this modification application, the following plans and documentation have been reviewed and considered:

1. Survey Plan;
2. Architectural Plans prepared by John R Lane Pty Ltd (JRL);
3. Structural notes prepared by John Skurr Consulting Engineers Pty Ltd;
3. Statement of Environmental Effects prepared by Greenloaning Biostudies and JRL;
4. Planning Policies and Controls;
5. NSW Rural Fire Services requirements; and
6. Douglas Partners (2006) Geotechnical Report

1.2 Substantially the same development

In accordance with the Environmental Planning & Assessment Regulations the following is a statement that confirms that the proposed Section 4.55(1A) modification will in our opinion remain substantially the same as the development that was originally approved.

The proposed modification is considered to be substantially the same development as that which was approved. The changes are considered to have minimal change to the impacts of the development and the development still provides an acceptable architectural solution for the site.

The extent of amendments have no impact on the approved development statistics and does not result in any increase in non-compliance from that which was accepted in the original and subsequent modification approvals.

The modified proposal is not considered to vary the intent of the development approved previously by the Department of Planning, now Department of Planning, Industry and Environment (DPIE).

2.0 Site and Context

2.1 Property Description

The location of the proposed development modification is within the Kosciusko National Park and the site is adjoined on three sides by natural alpine vegetation. The subject property is situated at the end of Duncan Place, Perisher Valley.

According to the NSW Government's "maps.six.nsw.gov.au" website, the subject property is also known as 8 Duncan Place, Perisher Valley with a real property description of Lot 187 within deposited plan (DP) 257287.

The site is irregular in shape and has an approximate area of 690.9 square metres as shown in the included surveyor's plan.



Aerial Image of Perisher Valley and location of the lodge.

Source: Google Earth Pro 2018

The lodge blends with both the natural surroundings and the existing streetscape and the subject property forms part of a low ridge line, well above a drainage line and swampy alpine habitat to the south and east. In relation to this modification proposal, there are no constraints on the site in relation to flooding nor evidence of site instability.

The geotechnical report associated with the primary development approval, prepared by Douglas Partners (2006) has been previously provided to DPIE and is on the property file. This report indicates that the lodge structure is in a satisfactory condition and there is no evidence of damage that could be associated with instability. Due to the very minor nature of proposed works, in this instance, re-cladding sections of the external wall of the southern elevation and awning over the BBQ deck area, the envisaged loads will be negligible and if a structural engineer's statement is required, it can be actioned as a condition of consent.

The subject property is currently used for the purposes of a ski lodge with occupancy of the lodge varying with season, public and school holiday periods. The site has been used for its current purposes since the 1970s and there is no known current or previous contamination of the site. Adjoining land to the north and west is part of the South Perisher village which accommodates other lodges or associated roads. Land use to the east and south comprises National Park.



Lodge - Indicative southern elevation view



Lodge - Indicative existing awning of BBQ deck area

3.0 Proposed Modifications

3.1 Approval Dates

The proposed development involves minor external works to an existing building that was constructed during the 1970s. The site has been used since that period for the purposes of private ski lodge accommodation.

Recent approval history, as noted in email correspondence, dated 13 September 2011 between Mr Daniel James from the Department of Planning and Mr Sean Lee from South Perisher Lodge noted the following approvals which related to alterations, additions and minor modifications:

- DA 42-8-2006 - approved 27 August 2006
- CC 1-11-2007 - issued 16 November 2007
- MOD (1) DA 9-3-2008 - approved 20 March 2008
- MOD (1) CC 12-3-2008 - issued 20 March 2008
- DA 42-08-2006 MOD 2 - approved 25 February 2011
- MOD (2) CC 02-02-2011 - issued 25 February 2011
- DA 007-02-2011 - approved 25 February 2011
- CC 01-02-2011 - issued 25 February 2011

3.2 Modification Items

The modification plans submitted with this application have been prepared by JLR, which are a reflection of previous discussions predominately between South Perisher Lodge and DPIE.

The proposed changes are outlined below:

1. Replace existing hardiplank cladding on the external wall's southern elevation of the existing lodge due to water and snow damage with colourbond strait monopanel in woodland grey (as per existing upper level of the lodge).
2. Delete upper bathroom window as noted in submitted Plan SP08 - Revision 1.
3. Authorise the retention of the existing awning over the BBQ deck area as shown in amended Plans SP04 - Revision 1, SP05 - Revision 1 and SP07 - Revision 1.

No material change is envisaged with the existing lodge foot print, site coverage, use or height in this modification application.

The removal of the hardiplank cladding and replacement with colourbond strait monopanel is a fire safety improvement and a durable cladding material to withstand the snow season.

3.3 Proposed Staging of Works

Immediate Priority

The South Perisher Lodge is seeking consideration and approval of the proposed minor works as noted in Section 3.2 of this document, with an indicative start of works occurring within February 2020 and completion no later than March 2020. The lodge's immediate priority is to have the recladding works completed well before the next snow season.

The existing awning will be retained until a new awning is designed and budgeted to be replaced as part of the planned additional works that may be undertaken post 2020 snow season and subject to a separate development application.

Lodge spatial review

The Lodge and HGPS will be conducting a review of the existing lodge during March 2020 to reassess and consider alternative spatial layouts and uses within the lodge. These potential changes are not part of this application as they are likely to require a full development application submission package, including updated consultant reports relating to bushfire, site stability and structural certification.

The modified proposal is not considered to vary the intent of the development approved previously by the Department of Planning, rather the proposed works are related to administrative housekeeping (seeking approval for the existing awning) and maintenance of the lodge (recladding the external southern elevation wall).

3.4 Approved and Proposed Plan Table

The following table as per Schedule 2 of the Conditions of Consent.

Current Table

| Drawing No. | Plan Title | Date |
|-------------|---|------------------|
| SP01 | Existing Basement Floor Plan and Site Plan | 6 March 2008 |
| SP02 | Existing Plans, Ground Floor and First Floor | 13 December 2007 |
| SP03 | New Basement Floor Plan | 13 December 2007 |
| SP04 | New Plans, Ground Floor and First Floor | 22 January 2008 |
| SP05 | Sections AA and BB | 13 December 2007 |
| SP06 | Sections CC, DD and EE | 13 December 2007 |
| SP07 | Elevations North and East | 22 January 2008 |
| SP08 | Elevations South and West | 13 December 2007 |
| SP09 | Site Environmental and Stormwater Management Plan | 13 December 2007 |

| Drawing No. | Plan Title | Date |
|--------------------|-----------------------------------|------------------|
| SP10 | Colours and Use of Material | 13 December 2007 |
| SP11 | Concrete Plan | 13 December 2007 |
| SP12 | Structural Details 1 to 6 | 13 December 2007 |
| SP13 | Notes | 13 December 2007 |
| SP14 | Car Parking Plan | 13 December 2007 |
| SP15 | Landscape and Rehabilitation Plan | 13 December 2007 |
| SP16 | Essential Services Plan | 13 December 2007 |
| SP17 | Essential Services Plan | 13 December 2007 |

Revised Table Changes - upon modification determination

Revised Plans as prepared by JLR are submitted for review and the revisions are noted in the Drawing No. and Date column below.

| Drawing No. | Plan Title | Date |
|--------------------------|---|------------------|
| SP04 - Revision 1 | New Plans, Ground Floor and First Floor | 8 Feb 2012 |
| SP05 - Revision 1 | Sections AA and BB | 13 December 2007 |
| SP07 - Revision 1 | Elevations North and East | 18 February 2019 |
| SP08 - Revision 1 | Elevations South and West | 18 February 2019 |

4.0 Planning Controls

4.1 Matters for Consideration

This section of the report considers the development assessed against the relevant heads of consideration of Section 4.15 of the EP and A Act, 1979. Section 4.15(1)(a) requires consideration of the following provisions:

4.15 Evaluation

(1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

(i) any environmental planning instrument, and

(ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the draft instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

(c) the suitability of the site for the development,

(d) any submissions made in accordance with this Act or the regulations,

(e) the public interest.

4.2 Planning Controls and Guidelines

Pursuant to Section 4.15(1)(a) of the EP&A Act, this section assessed the compliance with the planning controls applicable to the site pursuant to the relevant heads for consideration. The relevant controls include:

- SEPP (Kosciuszko National Park - Alpine Resorts) 2007;
- SEPP No.55 – Remediation of Land;
- Perisher Range Resorts Master Plan

4.2.1 SEPP (Kosciuszko National Park - Alpine Resorts) 2007 (SEPP)

The subject site is within the Perisher Range Alpine Resort as noted in *Clause 5(b) of the SEPP, References to alpine resorts*. The Lodge is categorised as *Tourist Accommodation* as per the Land Use Table and Dictionary contained in the *SEPP*. The existing uses as a lodge are permissible due to either historical development approval and or existing use rights.

The proposed minor modifications as described in Section 3 of this document are consistent with the aims and objectives of the SEPP as noted below.

Clause 2 - Aims 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.*

Response:

The proposed modifications are fundamentally in accordance with the existing development consents and complies with the intent of the aims and objectives of the *SEPP*. The master development approval DA 42-8-2006 included a Statement of Environmental Effects which ensured that the proposed works aligned with preserving, protecting and enhancing the cultural heritage values

associated with its location within Kosciuszko National Park and to do this in an ecologically sustainable manner.

The proposed modifications are minor in nature and are contained to the external elements of the lodge. The recladding of the southern elevation wall and maintaining the existing awning does not require any excavation or clearing of vegetation or disturb the ecological values within this area. Therefore, the existing natural environmental considerations are not disturbed with regard to the Broad-toothed Rat (*Mastacomys fuscus*) habitat and this species' conservation value has been taken into account in previous construction processes as noted in previous conditions of consent. Additionally, the minor nature of the proposed modification works, primarily focusing on the recladding of the external southern elevation wall will not impact on the habitat or existing landscape.

Due to the type and minor nature of the proposed modification works, a geotechnical report is not considered necessary as the proposed works are restricted to recladding an external wall, deleting a window and retaining an existing awning which are affixed to an existing approved structure with supporting reports on DPIE files prepared by Douglas Partners (2006) and John Skurr Structural Engineer attached to the master development approval DA 42-8-2006.

The sedimentation and erosion control measures as outlined in approved Plan SP09 Site Environmental and Stormwater Management Plan will not be affected by the proposed modification works, nor alter the function of the existing stormwater drainage.

The proposed development aims to continue with the existing design approach by keeping its visual impact to a minimum and maintaining the existing amenity of the location.

Clause 14 - Matters to be considered by consent authority

(1) In determining a development application that relates to land to which this Policy applies, the consent authority must take into consideration any of the following matters that are of relevance to the proposed development—

(a) the aim and objectives of this Policy, as set out in clause 2,

Response:

Please refer to response contained within Clause 2 on previous page.

(b) the extent to which the development will achieve an appropriate balance between the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),

Response:

Due to the type and minor nature of the proposed modification works, a geotechnical report is not considered necessary as the proposed works are restricted to recladding an external wall, deleting a window and retaining an existing awning which are affixed to an existing approved structure with supporting reports on DPIE files prepared by Douglas Partners (2006) and John Skurr Structural Engineer attached to the master development approval DA 42-8-2006.

The sedimentation and erosion control measures as outlined on approved Plan SP09 Site Environmental and Stormwater Management Plan will not be affected by the proposed modification works, nor alter the function of the existing stormwater drainage.

- (c) having regard to the nature and scale of the development proposed, the impacts of the development (including the cumulative impacts of development) on the following—*
- (i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development,*
 - (ii) the capacity of the reticulated effluent management system of the land to which this Policy applies to cater for peak loads generated by the development,*
 - (iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,*
 - (iv) the capacity of any existing water supply to cater for peak loads generated by the development,*

Response:

Due to the type and minor nature of the proposed modification works, restricted to recladding an external wall, deleting a window and retaining an existing awning, the cumulative impacts with regard to capacity of existing services relating to transport, effluent management, waste disposal and water will not be impacted by this proposal as no additional demand will be generated as the works are of a maintenance nature.

Waste material associated with the modification works will be disposed of in an appropriate manner and may be noted as a condition of consent.

- (d) any statement of environmental effects required to accompany the development application for the development,*

Response:

A Statement of Environmental Effects for this proposal has been prepared by HGPS and refers where relevant to the previously prepared and approved Statement of Environmental Effects attached to development consent DA 42-8-2006. DPIE maintains records of approved documents, plans and correspondence associated with this Lodge on the relevant DPIE property file.

- (e) *if the consent authority is of the opinion that the development would significantly alter the character of the alpine resort—an analysis of the existing character of the site and immediate surroundings to assist in understanding how the development will relate to the alpine resort,*

Response:

Not applicable in this instance as the proposed modification works are in accordance with the various approvals attached to the lodge.

- (f) *the Geotechnical Policy—Kosciuszko Alpine Resorts (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development,*

Response:

The proposed modification works do not generate any geotechnical concerns as the type and minor nature of the proposed works are restricted to recladding an external wall, deleting a window and retaining an existing awning which are affixed to an existing approved structure with supporting reports on DPIE files prepared by Douglas Partners (2006) and John Skurr Structural Engineer attached to the master development approval DA 42-8-2006 and subsequent approvals.

- (g) *if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,*

Response:

Not applicable in this instance as no earthworks or excavation works are proposed with this application.

- (h) *if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,*

Response:

Not applicable in this instance as no stormwater drainage works or modifications are proposed with this application.

- (i) *any visual impact of the proposed development, particularly when viewed from the Main Range,*

Response:

Not applicable in this instance as the existing lodge has been in operation since the 1960s and the choice of colour of the recladding material will ensure that it does not visually standout.

- (j) *the extent to which the development may be connected with a significant increase in activities, outside of the ski season, in the alpine resort in which the development is proposed to be carried out,*

Response:

Not applicable in this instance as the proposed works are maintenance in nature and do not generate any additional increase of activities.

- (k) *if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort—*
- (i) *the capacity of existing infrastructure facilities, and*
 - (ii) *any adverse impact of the development on access to, from or in the alpine resort,*

Response:

Not applicable.

- (l) *if the development is proposed to be carried out in Perisher Range Alpine Resort—*
- (i) *the document entitled Perisher Range Resorts Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department, and*
 - (ii) *the document entitled Perisher Blue Ski Resort Ski Slope Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department,*

Response:

Applicable and has been considered and reviewed in Section 4.2.3 of this document.

- (m) *if the development is proposed to be carried out on land in a riparian corridor—*
- (i) *(i) the long term management goals for riparian land, and*
 - (ii) *(ii) whether measures should be adopted in the carrying out of the development to assist in meeting those goals.*

Response:

Not applicable as SEPP (Kosciuszko National Park - Alpine Resorts) 2007 Perisher Range Alpine Resort Sheet 2A of 5 indicates that the subject Lodge is not within a riparian corridor.

Clause 15 - Additional matters to be considered for buildings

(1) *Building height* In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed height of the building (where relevant) and the extent to which that height—
.../...

Response:

Not applicable as the proposed works do not alter the height of the lodge.

(2) *Building setback* In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed setback of the building (where relevant) and the extent to which that setback—
.../...

Response:

Not applicable as the proposed works do not alter the existing setbacks.

(3) *Landscaped area* In determining a development application for the erection of a building on land, the consent authority must take into consideration (where relevant) the extent to which landscaping should be used—
.../...

Response:

Not applicable as the proposed works are restricted to recladding the external southern elevation wall, deleting a window and approving an existing awning at the lodge. The proposed works do not impact on the landscaped area of the lodge. Relevant conditions of consent can be applied to ensure building material waste associated with the proposal is handled and disposed of appropriately.

4.2.2 State Environmental Planning Policy No.55 – Site Remediation

The site has been used for its current purposes since the 1970s and there is no known current or previous contamination of the site.

The proposal is consistent with the requirements of SEPP 55 and authorities have no record of contamination on the land. No changes are proposed with respect to this SEPP.

4.2.3 Perisher Range Resorts Master Plan

Schedule 2 of the Perisher Range Resorts Master Plan (PRRMP) states that;

the development controls and guidelines are directed towards creating and/ or reinforcing the intended character of each resort village.

The proposed modification works do not alter the previously approved landscape and rehabilitation plan attached to this site (refer previous approved plan SP15).

The proposed modifications have been designed to match and complement the existing structure, thereby maintaining the intended character of the building. The ecological sustainability of the site and the development's effect on its environmental performance has also been previously taken into account as actioned by development consent DA 42-8-2006 with compensatory planting of Snow Gums (*Eucalyptus pauciflora*) and low shrubs and grasses endemic to the locality as drawn from the list of suitable species previously provided by DPIE.

The PRRMP presents the Master Plan concept and supporting analysis for the resort village. The proposed minor modifications to South Perisher Lodge are in accordance with the main objectives of the PRRMP, as the proposed works seek to retain and enhance the existing character of Perisher village by maintaining previously approved building materials and colour schemes.

The modifications proposed to the existing lodge have been designed to complement the natural setting, continuing the original design intent and to minimise environmental impacts on the site.

5.0 Assessment

This section will consider the assessment of the Natural Environmental Impact; the Built Environment Impacts; the Site Suitability and the Public Interest in accordance with Section 4.15(1)(b),(c) and (e).

5.1 Assessment of Natural Environmental Impacts - S.4.15(1)(b)

5.1.1 Topography & Scenic Impacts

Due to the type and minor nature of the proposed modification works, restricted to recladding an external wall, deleting a window and retaining an existing awning which are affixed to an existing approved structure, resulting in no envisaged impacts or are in accordance with the existing approvals.

The proposed modification will not alter the existing amenity of the area or of adjacent buildings.

5.1.2 Micro-Climate Impacts

The modified proposal is unlikely to result in any adverse effects to the micro-climate in the locality.

5.1.3 Water & Air Quality Impacts

The modified proposal is, in our opinion, unlikely to result in any adverse effects on the locality in terms of water and air quality and are acceptable under the circumstances.

Summary of Assessment of Natural Impacts

In summary, the modified proposal will not result in any impacts on the topography of the site.

The scenic quality of the site will be improved by the proposed modification works primarily with the replacement of the hardiplank cladding with colourbond strait monopanel in woodland grey which will soften and blend the south elevation of the lodge into the surrounding landscape.

5.2 Assessment of Built Environmental Impacts - S.4.15(1)(b)

5.2.1 Impact on the Area's Character

The modifications discussed in this application are predominately localised along the external edge of the lodge building rather than impacting the landscaped or naturally vegetated areas of the lodge property. No impacts are envisaged or are in accordance with the existing approvals.

5.2.2 Aural and Visual Privacy Impact

The modifications discussed in this application are predominately localised along the external edge of the lodge building and the noise will be limited as construction will only occur in the summer months, outside the snow season. Upon completion of the maintenance works, the proposal is not expected to cause noise or air emissions, nor is the proposal intended to alter the existing amenity of the site or environs.

5.2.3 Impact on Solar Access

No impacts are envisaged due to the type and minor works proposed.

5.2.4 View Impacts

No impacts are envisaged due to the type and minor works proposed or are in accordance with the existing approvals.

5.2.5 Environmentally Sustainable Development

No impacts are envisaged due to the type and minor works proposed or are in accordance with the existing approvals.

5.2.6 Heritage Impact

The proposed development is not expected to impact on Aboriginal or other cultural heritage sites or items. The Lodge is not a heritage item or in proximity to a heritage item that may require a heritage impact statement and no impacts are envisaged due to the type and minor works proposed or are in accordance with the existing approvals.

5.2.7 Waste Management

No impacts are envisaged due to the type and minor works proposed or are in accordance with the existing approvals. Waste generated with the proposed modification works will be disposed of responsibly and can be noted within the conditions of consent.

Summary of Assessment of Built Environment Impacts

In summary, in our opinion the modified proposal will be acceptable to the context of the area and existing vistas.

5.3 Assessment of the Site Suitability - S.4.15(1)(c)

This section will consider the proximity of the site to services and infrastructure; traffic, parking and access and Hazards.

5.3.1 Proximity to Services and Infrastructure

The modification works discussed in this application are minor in nature and scale, associated with maintenance and will not generate a requirement to amplify services or infrastructure. No impacts are envisaged or are in accordance with the existing approvals which previously established site suitability.

5.3.2 Traffic, Parking and Access

No impacts are envisaged or are in accordance with existing approvals due to the type and minor scale of the proposed works which will not alter the intent.

5.3.3 Hazards

Bushfires

The location of the proposed modification works is within the Kosciusko National Park and the lodge site is adjoined on three sides by natural alpine vegetation. The location therefore inherently presents a bushfire risk and a specialist *Bushfire Protection Assessment report (Bushfire + Environmental Services 2006)* was prepared and provided to DPIE with the subsequent approval DA 42-8-2006.

A number of recommendations regarding the materials and construction of the previously proposed building alterations and surroundings were provided in the *Bushfire + Environmental Services (2006)* report which is on DPIE's property file. *The previous Bushfire Protection Assessment* stated that although the lodge and surrounding development is exposed to bushfire prone vegetation within the surrounding Kosciusko National Park, an overview assessment of the bushfire risk for the proposed development indicated the risk is minor to moderate.

Included with this application is a *Section Two - Bushfire Assessment Report* as per requirements from the NSW Rural Fire Service.

In our opinion the proposed removal of the damaged hardiplank cladding on the external wall of the southern elevation of the lodge and replacement with colourbond strait monopanel is a practical improvement with regard to fire safety.

Geotechnical - slope stability consideration

The proposed modification works do not generate any geotechnical concerns as the type and minor nature of the proposed works are restricted to recladding an external wall, deleting a window and retaining an existing awning which are affixed to an existing approved structure.

No impacts are envisaged with the proposed modification works or are in accordance with the existing approvals.

Summary of Assessment of Site Suitability

The modified proposal is appropriate in terms of this section's considerations and is in accordance with the intent of the planning requirements and consistent with existing approvals.

5.4 The Public Interest - S.4.15(1)(e)

This section will consider the social and economic effects of the proposal and the public interest in accordance with Section 4.15 (1) (e) of the EP&A Act.

5.4.1 Social and Economic Impact

The proposed development will not have an economic or social impact beyond the short-term generation of limited employment for the maintenance work.

5.4.2 The Public Interest

The proposed modifications are in the public interest as it provides an improvement to an existing lodge in an environmentally sensitive location ensuring longevity and planned maintenance of the lodge and environs, resulting with no detrimental impacts or is in accordance with the existing approvals.

6.0 Conclusion

The assessment of the modified proposal has been in accordance with section 4.15(1) of the EP&A Act, 1979 and the relevant planning documents. The modified proposal seeks no changes to the permissible uses or lodge parameters, i.e. maintains the existing footprint, height and setbacks.

The modifications discussed in this application are predominately localised along the external edge of the lodge building, due to the type and minor nature of the proposed modification works are restricted to recladding an external wall, deleting a window and retaining an existing awning which are affixed to an existing approved structure, resulting in no envisaged impacts or are in accordance with the existing approvals. The modifications have been discussed prior to lodgement with DPIE and it is considered that the proposal satisfies the aims, objectives, strategies, and controls applicable to the subject site.

For all of the reasons mentioned previously and the circumstances of this particular case, the modification application is considered to be acceptable and in the public interest.