

Statement of Environmental Effects

Perisher Views Ski Lodge

Lot 1, DP1192372

Burramys Road, Perisher Valley



Geoanalysis Pty Ltd

July 2021

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1. Introduction

This Statement of Environmental Effects (SEE) has been prepared by Geoanalysis Pty Ltd to accompany a development application for a Commercial Ski Lodge at Perisher Valley. The proposed development is on an existing serviced lot (Lot 1, DP 1192372) close to the base of front valley and will be the first new commercial ski lodge built on front valley for many years.

The application is being lodged by Geoanalysis Pty Ltd pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The development application is for a 24 bed Commercial Ski Lodge with shared living and dining areas and a licensed bar. The 24 bed limit includes 2 beds allocated to staff, 9 x 2 bed suites – 4 of which are designed to provide 2 x 2 bedroom family suites if required, and a 2 bedroom self-contained suite with a kitchenette. This is consistent with Item 3, Schedule 1 of the lease 1/1192372 Permitted Use of Premises – *‘Commercial Lodge providing accommodation to the general public and purposes reasonably incidental to that use’* and clause 12 (i) *‘...to construct on the premises a commercial ski lodge with various studio, one bedroom or two bedroom rooms’*.

The building has been designed as a traditional Australian ski lodge with a gable roof, upstairs communal area and the majority of bedrooms on lower levels. External finishes are based on meeting the colour pallets provided by NPWS and materials specified in the Perisher Range Resorts Masterplan (2001).

The building is proposed across 3 levels, with the basement primarily being in cut and providing storage, services, garage and ski locker rooms plus the main entry. The ground floor comprises entirely of accommodation and the first floor provides all of the communal areas (kitchen, bar, dining, lounge) and three guest rooms, one of which is wheelchair accessible. Two outdoor hot spas are proposed, one on the ground floor and one on the first floor.

The proposal has been designed to achieve the relevant provisions of *State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007* (hereon referred to as the ‘Alpine SEPP’), and Clause 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended).

The design of the lodge has been an iterative process that has involved consultation with neighbours and government agencies. During this consultative period the proposal has been downsized and relocated within the allotment to address neighbours concerns regarding overshadowing and visual amenity.

This SEE is accompanied by the following specialist reports and plans;

1. Architectural Plans (Borst and Co)
2. Site Survey (Map & Survey)
3. Geotechnical Assessment (Douglas Partners)
4. Bushfire Assessment (Blackash)
5. Flora and Fauna Assessment (Eco Logical Australia)
6. Construction Environmental Management Plan (Blend ESQ)
7. Stormwater Management Plan (Rienco)
8. BCA Report and Access Report (Illawarra Certifiers)
9. Section J Report (JS Solutions)

2. Site description and analysis

2.1 Location and property description

Perisher Views is located on Burramys Road, Perisher Valley, Lot 1 DP 1192372. The lot is 1424m² in size and slopes gently in a south-easterly direction, with views across Perisher Front Valley. It is an existing serviced allotment and one of the few undeveloped lots within Perisher Valley. It provides direct ski-in, ski-out access to Front Valley.

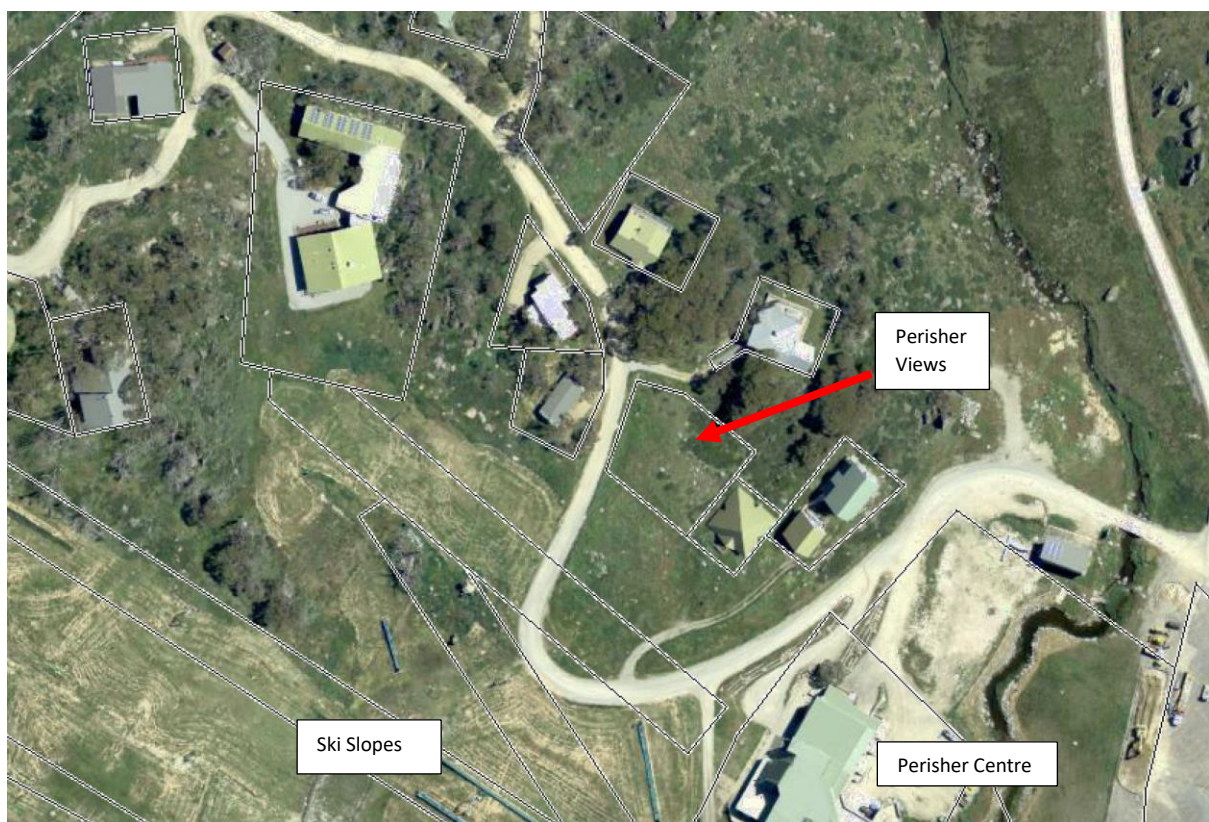


Figure 1. Location



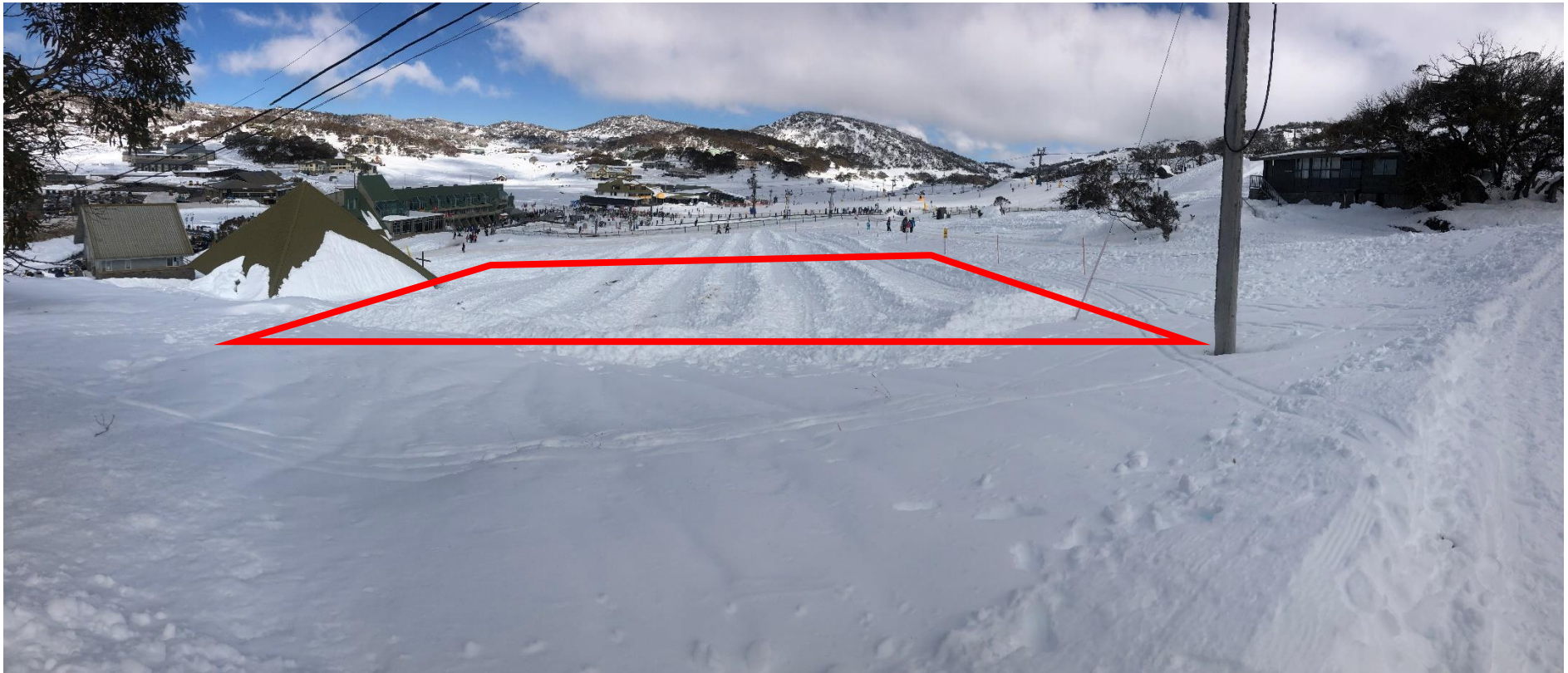


Figure 3. Approximate location of Perisher Views lot, July 2020. Looking south from Kuringai lodge driveway towards Front Valley

2.2 Site characteristics and surrounding development

The site is located close to the base of Front Valley with immediate access to the Perisher Centre and ski lift infrastructure. It has been largely cleared and appears to have been managed as part of the adjacent front valley ski slopes. Small areas of granite are located across the site with some low alpine herbs and shrubs located on the north-eastern part of the site.

The existing serviced lot is surrounded by developed areas. The Perisher Centre and ski slopes are located to the south, Alpine Church and Ski Patrol lodging is located to the east and north-east, Kuring-Gai lodge is located to the north and Celmesia lodge is located to the west.

The existing allotment is well serviced with water and sewerage located within or immediately adjacent to the lot, Burramys road is readily accessed from the lot and powerlines and phone services are located within the lot (see Figure 7).

A pipe underneath Burramys Road discharges upslope runoff onto the lot. This runoff flows through the lot and then into the adjacent Alpine Church lot. As part of this application, it is proposed that runoff is collected at the existing pipe discharge point and diverted to the south of the lot and discharged via a granite 'rip-rap' structure. This should help to alleviate some of the flooding problems that the church experiences as well as avoiding future problems within the lot.

During winter the site is completely snow-bound and is accessed by oversnow vehicles (see Figure 3). As demonstrated in Figure 3, the oversnow route approximately follows Burramys Road and does not encroach upon the Perisher Views lot.

2.3 Site history and consultation

A development application was previously lodged for the site for a large apartment development. This application was poorly received by stakeholders and received a substantial number of objections. In addition to the use and general design of the building being incompatible with the area and operation as a commercial lodge, some site specific issues were also identified.

To avoid a similar situation an iterative design process has been undertaken and draft plans were provided to representatives of relevant government agencies, Perisher Resorts, Alpine Church, Kuring-Gai Lodge and SLOPES. Key issues that have been raised include;

- Siting, bulk and height in relationship to maintaining the prominence of the Alpine Church on front valley
- Flooding of the Alpine Church
- Snow deposition
- Aesthetics, look and feel of the building and compatibility with existing lodges
- Oversnow transport and sight lines
- Impact to views from Kuring-Gai lodge

The building design has changed considerably during this process to accommodate the above issues and whilst it is acknowledged that a building on the site will inevitably alter the visual appearance of the site, this will not impede the operations of our neighbours, or significantly alter amenity. The siting, design and selection of materials has strived to make the building blend in with the existing form of lodge development across Perisher Valley, and in particular to position the building as far away from the Alpine Church as possible, whilst still meeting bushfire Asset Protection Zone

requirements. Table 1 below summarises the key issues that have been raised and how they have been addressed during the design process.

Table 1. Key concerns raised during pre-DA consultation

Issue	Response/approach
Proximity to Kuring-Gai lodge	The closest part of the building is downslope and approximately 34 metres from Kuring-Gai lodge, which enjoys panoramic views to the north. Based on the submission to the previous DA, the proposed Perisher Views lodge will only be partly visible from a small kitchen window on the south-western corner of the lodge. The large setback between the church and the proposed lodge, provides an access corridor for Kuring-Gai to Front Valley.
Proximity to Burramys Road decreasing space shared by skiers, walkers and vehicles	The allotment is approximately 3 metres from Burramys Road and is down a small but steep embankment. Ski Patrol fence this area off to prevent access to the lot (see Figure 3). The building is well set back from the eastern and southern boundaries providing skier and pedestrian access from Kuring-Gai lodge to the base of front valley
Height and bulk overpowering Alpine Church	The building has been substantially redesigned, relocated and downsized to push the building as far away from the church as possible and to step the building down the slope. The building form is well broken up by the articulation of the building, wrap-around decks and low, wide eaves.
Comprise prominent front valley position of church	As outlined above the building has been redesigned, relocated and downsized and stepped-down to the east to accommodate the concerns of the Alpine Church. The building has also been rotated on its axis so that the closest part of the building is well setback from the church, maintaining the church's dominant prominence on front valley.
Church is in full shadow at 3pm on solstice	The church is in partial shadow on the winter solstice, which typically occurs very early in the ski season around the 21st June, when lower people numbers are at Perisher. Church services are advertised for 12.30 to 1pm every Sunday (see Figure 6), the building will not be in shadow at all during the standard service. Given the low sun angle and rising slopes to the north-west, the church is likely to be naturally in shadow by or shortly after 3pm on the solstice. Moreover, the church has a single window on the western side, stepped back behind the roof and regularly partially or fully blocked with snow (see Figure 4 & Figure 5), this recessed window is likely to be in shadow from the overhanging church roof. The building will not impact on the main northern window behind the altar.
Runoff undermining church	In addition to existing runoff from the Perisher Views lot, all runoff upslope of Burramys Road discharges from a culvert onto the Perisher Views lot which then flows downslope to the Alpine Church. This existing problem will be rectified and runoff from the new building will be diverted away from the lot. The proposal will significantly improve the existing runoff problems for the Alpine Church.
Safety of gas enclosure	The proposed enclosure is to provide a visual buffer for the Alpine Church and more broadly front valley. The enclosure and setbacks meet the safety requirements of AS1596:2002 The storage and handling of LPG Gas, which requires a minimum 3 metre setback from buildings
Proximity of driveway and entrance to church and noise impacts on church	This is a small scale lodge with a business model that will favour weekly, single group bookings. Check-out times of 10am and check-in times of 4pm means it is unlikely that there will be oversnow vehicle movements

	<p>during church services. Moreover, during the ski season entry/exit will not be limited by the location of the driveway and entry to the allotment could occur from the west rather than the south, if guests alighted on the western side of the entry porch, this would be more than 20 metres from the closest point of the church. If access is of significant concern, a condition restricting vehicle movements during church services, with a 30 minute buffer either side of services would be acceptable to the applicant. It is noted that Burrarmys Road and Ski Patrol access roads are located some 24 and 10 metres respectively from the south-eastern corner of the church and there would be an existing level of background noise associated with Burrarmys Road and Front Valley operations.</p>
Children playing at church	<p>As above, this concern can be addressed through limiting the time and frequency of vehicle movements.</p>
Halfpipe built in front of church	<p>The half-pipe is upslope from the Alpine Church and Perisher Views allotments, Burrarmys Road is also located between the half-pipe and the allotments and provides a buffer between the half-pipe and the proposed lodge.</p>
Recommend relocating access point to the northern/western side of lot	<p>As the building has been pushed to the northern and western side of the lot to minimise visual impacts to the church and there is an electricity pole 'stay' and steep embankment down from Burrarmys Road there is inadequate space to park an oversnow vehicle without obstructing Burrarmys Road. As previously outlined, access to the entry porch could be from the west of the lot during the ski season rather than the south of the lot.</p>

Figure 4. Alpine Church window recessed behind rood and partially blocked by snow (source: google)

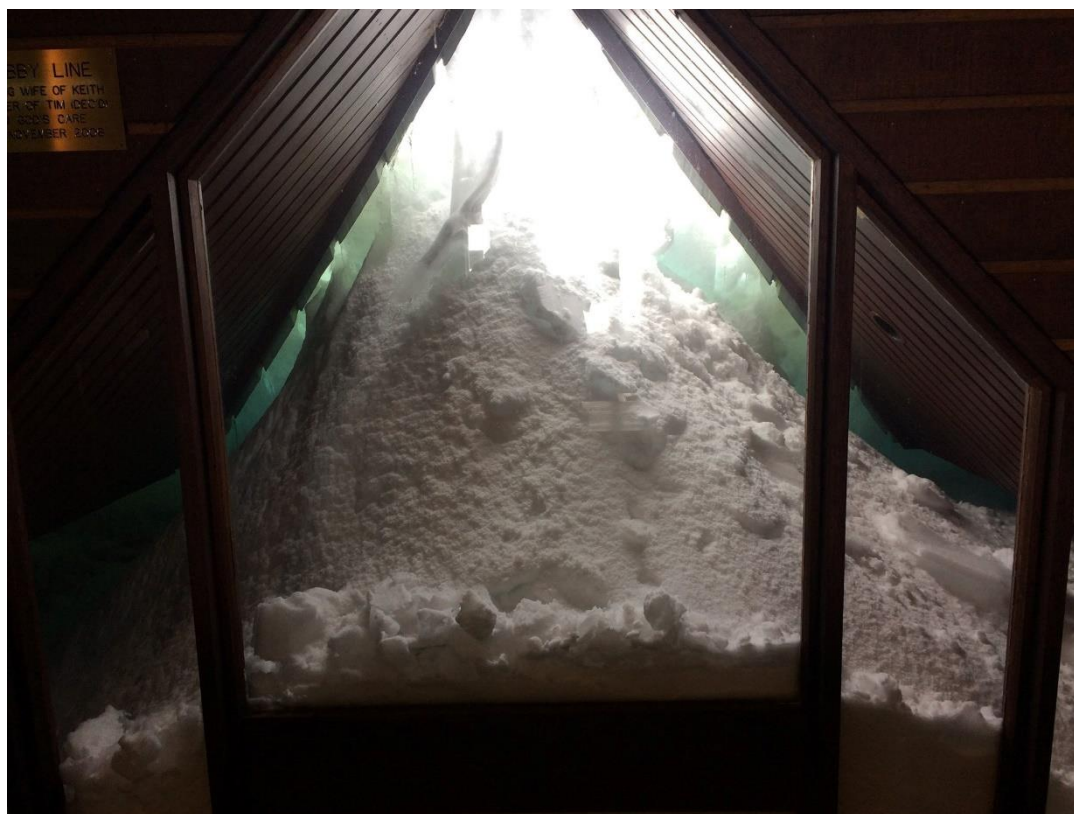


Figure 5. Alpine church western window completely blocked by snow (July 2020)



Figure 6. Alpine church service times (source: google)



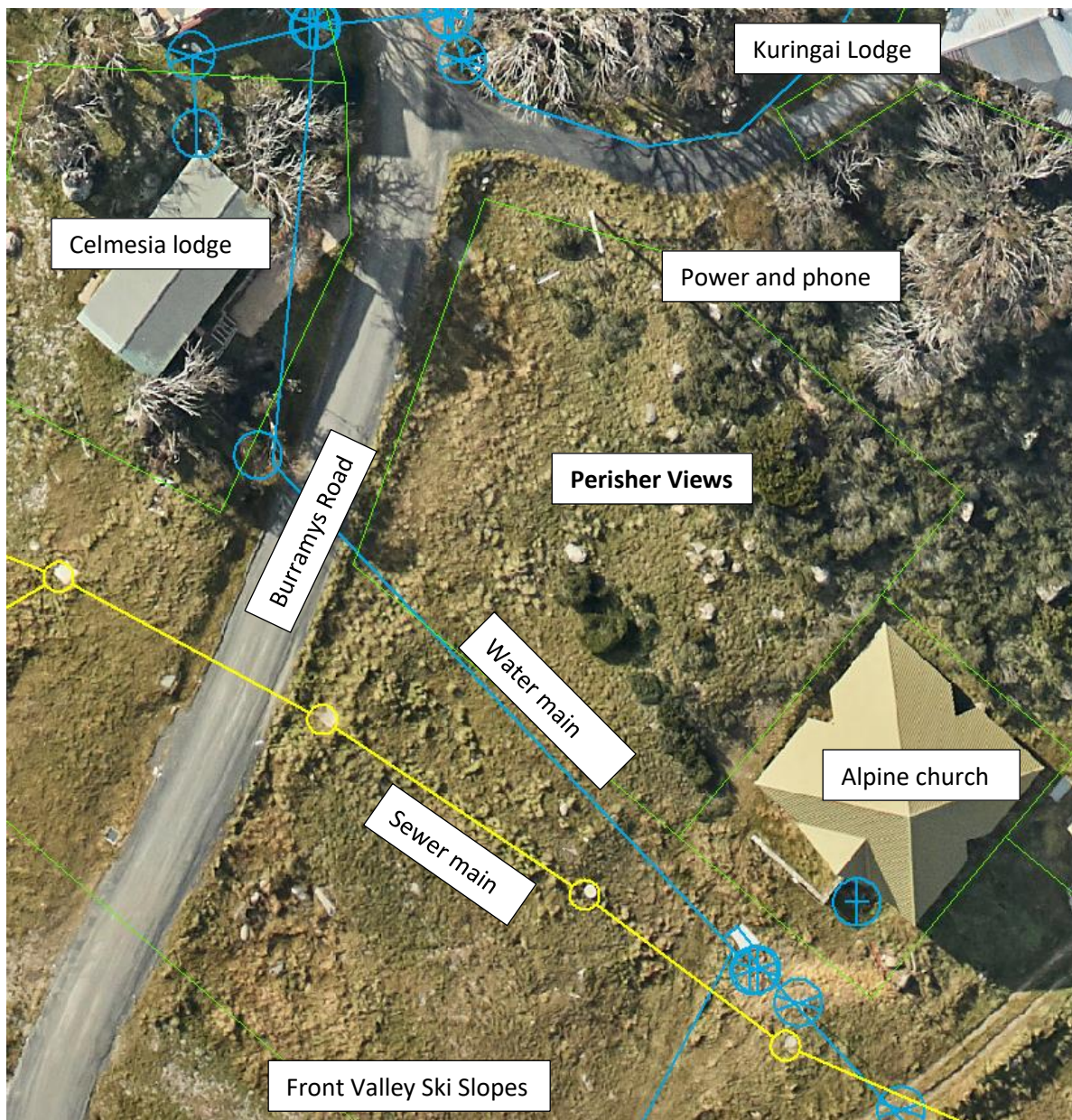


Figure 7. Existing services and surrounding development

3.Details of proposal

3.1 Proposed works

The proposed development encompasses the construction of a 24 bed commercial ski lodge. Full details are contained with the architectural plans. The lodge includes;

- 9 x twin, or double rooms (with 4 rooms capable of being dual key to provide 2 x 2 bedroom family suites)
- 1 x two bedroom self-contained apartment
- 1 x 1 bedroom staff accommodation
- Lower ground floor
 - Main entrance
 - Ski locker and drying room
 - Garage
 - Storage
 - Laundry
 - Plant room
 - Cool room and freezer
- Ground floor
 - 6 x twin, or double rooms. Four rooms have the ability to be joined to provide 2 bedroom family rooms
 - 1 x two bedroom self-contained apartment with spa
 - 1 x 1 bedroom staff accommodation
- First floor
 - 1 x accessible double room
 - 2 x double rooms
 - Lounge
 - Dining
 - TV/Entertainment room
 - Kitchen
 - Bar
 - Deck with spa
- External
 - Grease trap under driveway
 - Disabled parking and driveway
 - Gas storage adjacent driveway with rock wall on eastern side to screen views of tank from church
 - Rubbish collection hut in accordance with NPWS requirements
 - Disabled access ramp from first floor to Burramys Road
 - Stormwater riprap

3.2 Access and Parking

The property is snowbound during winter and access is only via oversnow transport. The main entry to the building is on the sheltered south-easterly aspect. Disabled carparking has been provided in accordance with BCA requirements.

3.3 Services

This existing lot is well serviced with water, sewer and power all located within or immediately adjacent to the property boundaries. There are no stormwater facilities in the area and uphill drainage discharges directly onto the lot. This drainage will be reconfigured to drain to the southern side of the lot. Stone rip-rap, utilising local granite will be used to manage runoff.

3.4 Landscaping

Being in an alpine environment and located within a National Park with bushfire constraints landscaping opportunities are minimal. The emphasis on landscaping is to stabilise any disturbed ground using a 50/50 mix of poa/fescue. Surface stone within the building footprint will be relocated across the site to provide 'rock gardens', or if appropriately sized, it will be incorporated into rip-rap.



Figure 8. View of south-west corner of lodge from Burramys Road

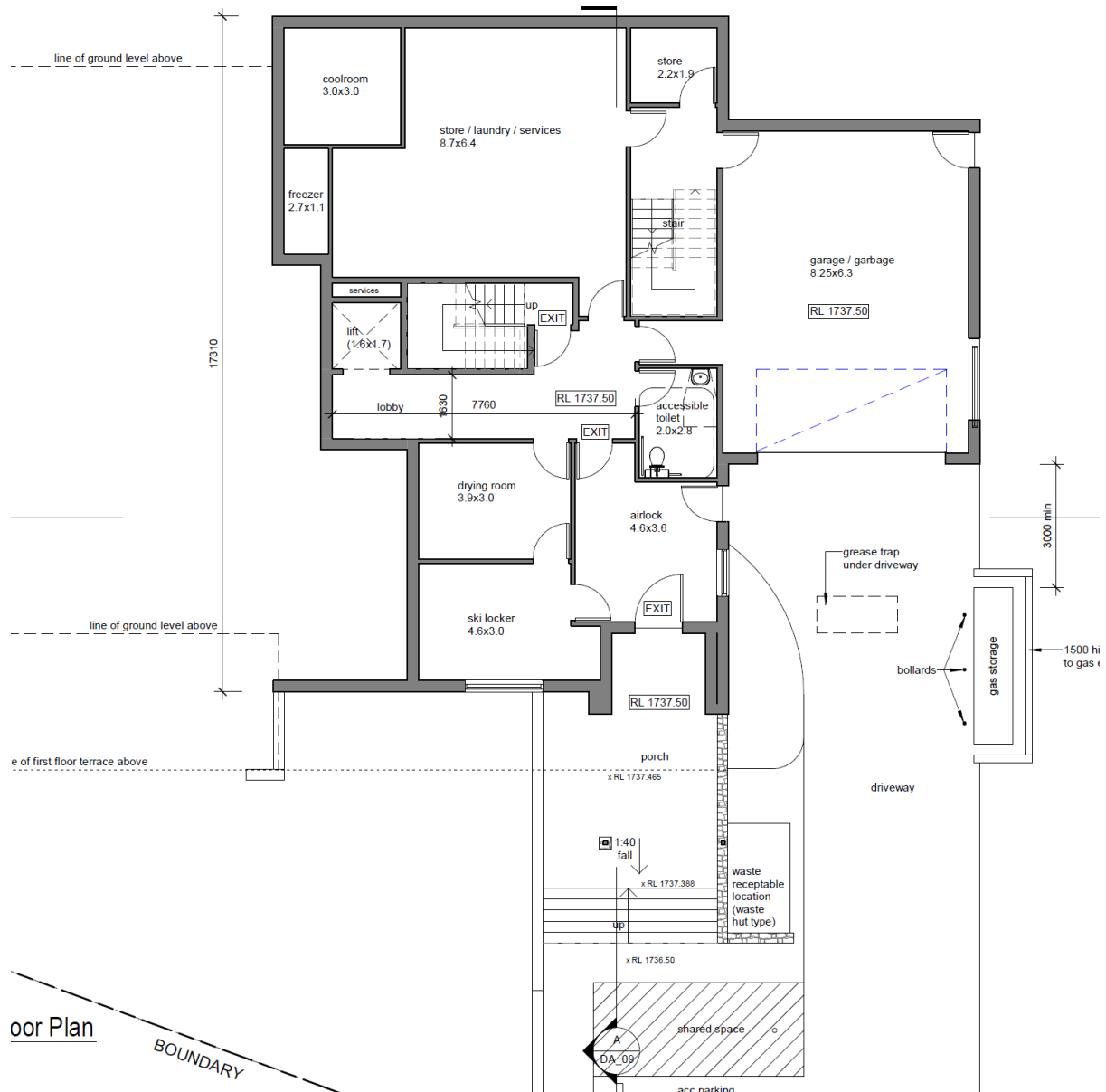


Figure 9. Basement floor plan

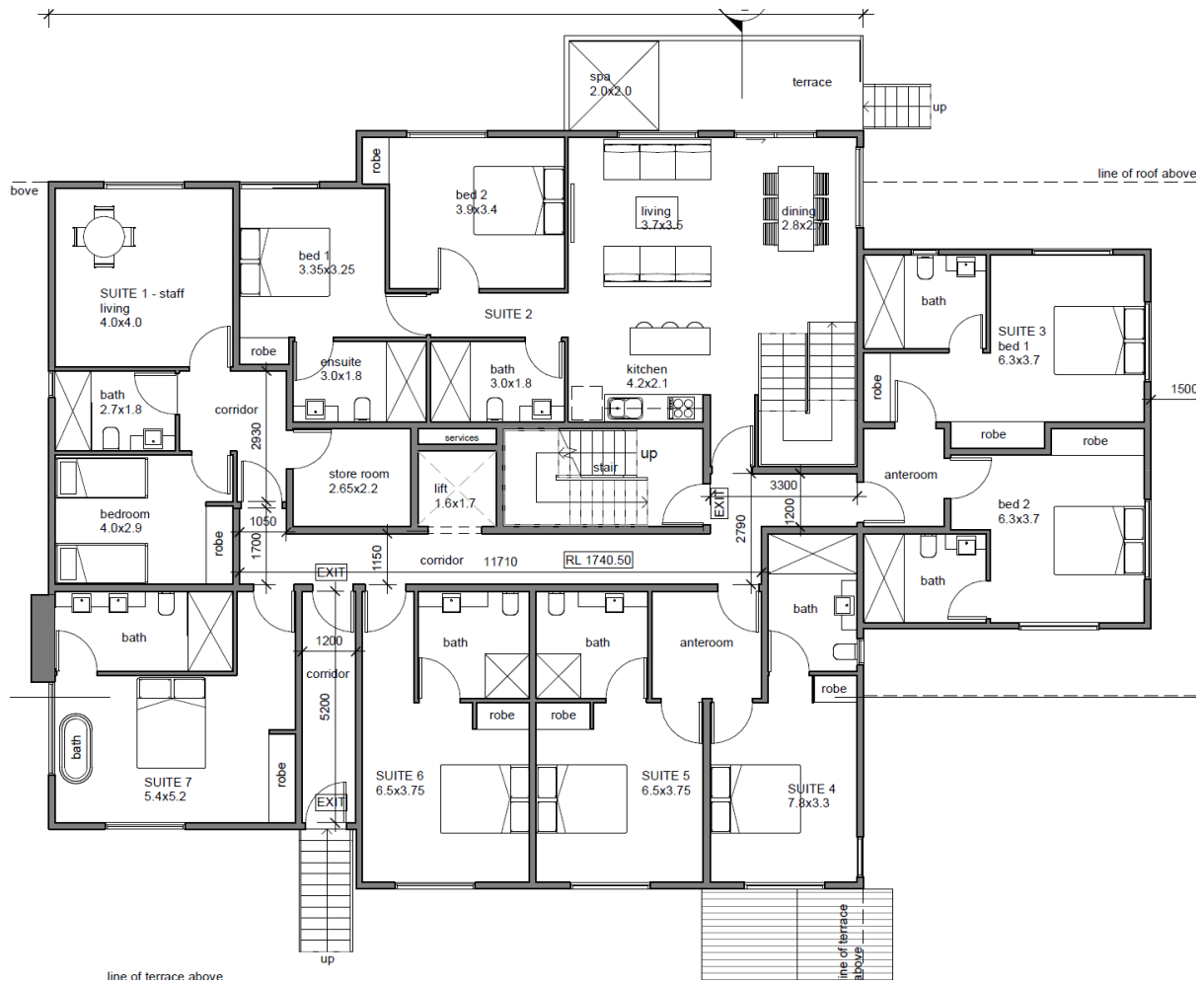


Figure 10. Ground floor plan



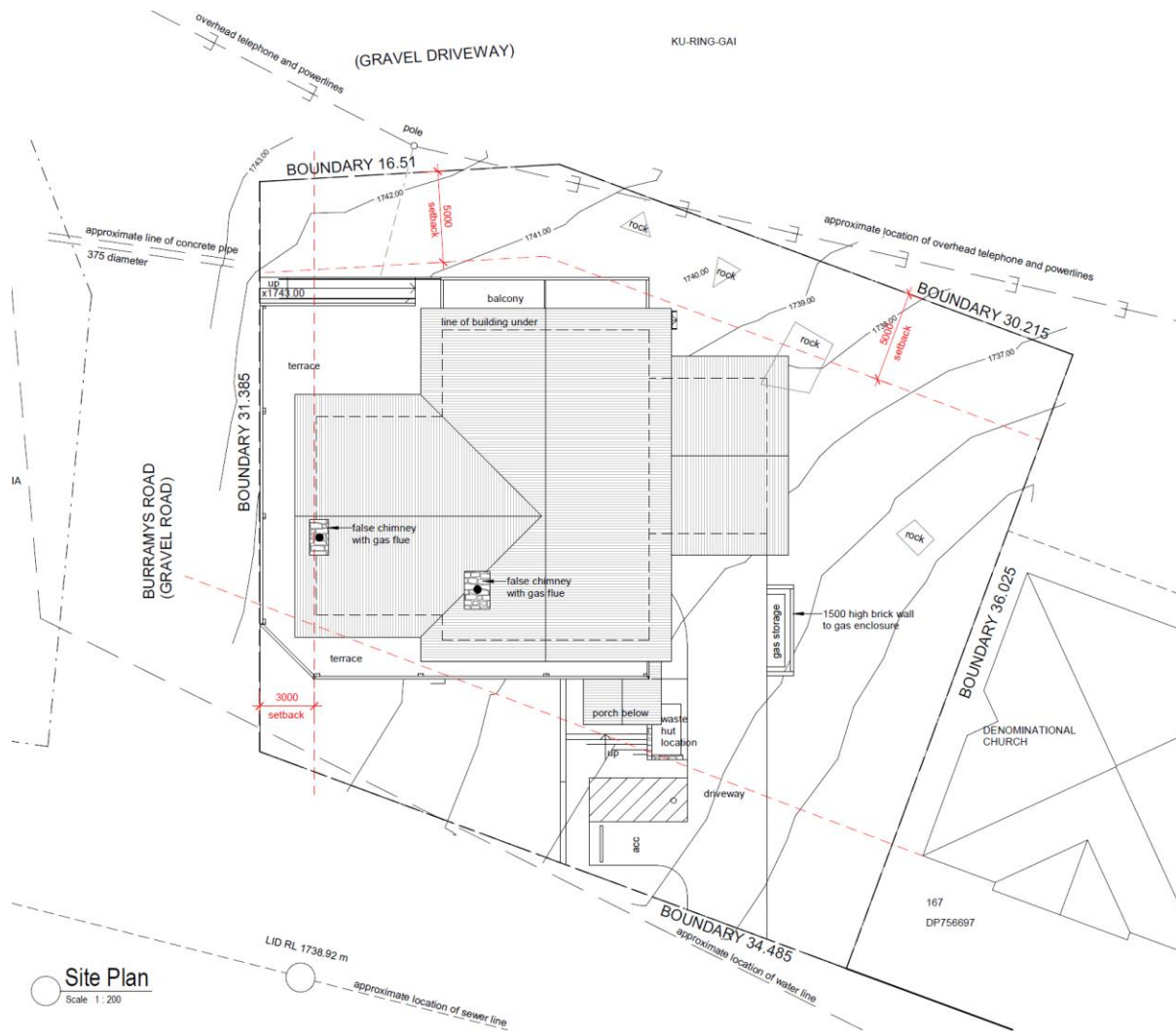


Figure 12. Site plan

4. Matters for consideration

Clause 4.15 of the *Environmental Planning and Assessment Act (1979)* outlines matters for consideration in determining a development application. These include:

- (a) the provisions of
 - i. Environmental Planning Instruments
 - ii. Draft planning instruments (not applicable)
 - iii. Development control plans (not applicable)
 - iv. Planning agreements (not applicable)
 - v. Regulations (Schedule 6 of the *EP&A Regulation 2000* outlines procedural matters relating to certain development that is not applicable to this development application)
- (b) impacts of the development
- (c) suitability of the site for development
- (d) submissions
- (e) the public interest

These matters are addressed below.

4.1 Environmental Planning Instruments

Development within the alpine area is regulated by *State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007* (hereon referred to as the 'Alpine SEPP'). The proposed development is consistent with 'Tourist Accommodation', permissible with consent in the Land Use Table for the Perisher Range Alpine Resort. Clauses 14 and 15 are addressed below.

4.1.1 Clause 14 Matters for consideration

(1)(a) the aims and objectives of this policy

The location of this site is an existing allotment set amongst the existing developed and disturbed areas of Perisher Valley. The lot has been subjected to historical disturbance, meets the principle of ecologically sustainable development and does not significantly impact on ecological processes, natural systems or biodiversity.

The proposed development will increase the diversity of accommodation in Perisher Valley by providing a modern, high quality commercial lodge meeting current sustainability and disability access requirements. It will not result in adverse environmental, social or economic impacts.

The proposed development is consistent with the PRRMP and the Building Code of Australia that has specific requirements for Alpine Developments in relation to sustainability, fire safety and accessibility.

A geotechnical assessment (Douglas Partners, 2020) has identified that the site is suitable for the proposed development. The bushfire assessment (BlackAsh, 2020) has identified that the site is suitable for the proposed development. The site is not located in a flood prone area.

(b) The extent to which development will achieve an appropriate balance between conservation and mitigation of environmental hazards

All mitigation measures relating to geotechnical hazards will be undertaken with the subject lot.

Mitigation measures required for bushfire protection (ie Asset Protection Zones) will have minimal ecological impacts due to the low bushfire hazard surrounding the site. Much of the APZs will comprise of existing disturbed areas including roads, managed ski slopes and an existing power easement. The location of the APZs have been approved by NPWS prior to the lodgement of this development application. The test of significance prepared by Eco Logical Australia has identified that the proposal is unlikely to have a significant impact.

(c) The impacts of the development on

(i) Transport to cater for peak days and suitability of access

No overnight parking is provided for occupants, who will need to access the proposed lodge via the skitube and oversnow vehicle. With a maximum occupancy of 24 occupants and an emphasis on weekly stays there will not be a negative impact on capacity.

(ii) Capacity of reticulated effluent management

The sewer main is located immediately adjacent to the site and the NPWS have undertaken substantial upgrades to the sewerage treatment system in recent years to provide adequate capacity for all licensed beds.

(iii) Capacity of waste disposal facilities

The proposal has been designed to meet the Waste Receptacle Guidelines (OEH, 2015). The proposed development will have a minimal effect on the existing waste loads at Perisher Valley. The annual lease fee incorporates the provision of municipal services by NPWS.

(iv) Capacity of existing water supply

The NPWS has provided a statement of pressure for the site that indicates there is sufficient capacity for the proposed development.

(d) Any statement of environmental effects prepared for a development application

This statement of environmental effects has been prepared in accordance with the requirements of the EP&A Act.

(e) If the consent authority is of the opinion that the development would significantly alter the character of the resort, an analysis of the existing character of the site and surrounds

The proposed lodge has been designed to provide a traditional style of alpine development and is consistent with the requirements of the PRRMP and design pallets provided by NPWS.

(f) Geotechnical Policy – Kosciuszko Alpine Resorts (2003)

A geotechnical study has been prepared by Douglas Partners (2020) in compliance with the aforementioned policy. The study has determined that the site is suitable for the proposed development.

(g) If earthworks or excavation works are proposed, any sediment or erosion control measures

Sediment and erosion control measures are outlined in the Construction Environmental Management Plan submitted with the development application (Blend ESQ, 2020).

(h) If stormwater drainage works are proposed – any measures proposed to mitigate adverse impacts with those works

A stormwater plan has been prepared by Rienco (2020). This plan identifies management measures for the capture of runoff generated by the development as well as the existing unregulated culvert outlet from Burramys Road that drains onto the site and then onto the Alpine Church. Stormwater will be directed to the south of the lot and incorporates the construction of rip-rap structures to diffuse stormwater flows, mitigating runoff from the development and rectifying the existing downslope flooding caused by the Burramys Road outlet.

(i) Any visual impact, particularly from the Main Range

The proposal cannot be seen from the main range. The proposed lodge has been designed to be aesthetically pleasing and has been located and designed to be of a size and bulk to not negatively impact on the visual aesthetics of front valley. The external finishes are compliant with the NPWS colour pallet for the area and are designed to blend into the surrounding environment.

(j) The extent to which the development may increase activities outside of the ski season

As a higher-end commercial lodge there is potential for the lodge to be utilised outside of the ski season. This will largely depend on the demand for the lodge and the costs associated with having an onsite manager.

(k) Installation of ski lifts

Not Applicable

(l) (i) Perisher Range Resorts Masterplan

This is addressed below in Section 4.1.3 *Perisher Range Resorts Masterplan (2001)*.

(ii) Perisher Blue Ski Resort Masterplan

The proposal does not impact on this masterplan

(m) If the development is proposed to be carried out on land in a riparian corridor

Not Applicable

(2) The long term management goals for riparian land

Not Applicable

(3) Riparian corridor map

Not applicable

4.1.2 Clause 15 Additional Matters to be considered for buildings

Clause 15 of the Alpine SEPP has the following additional matters for consideration;

(1) Building Height

The building steps down the slope and is within the 10m height limit specified in the PRRMP.
Privacy - Highlight windows on the eastern side of the building limit vision to the neighbouring alpine church.

Solar access - The building will cast a shadow on the western elevation of the alpine church at 3pm on the winter solstice, which occurs early in the ski season typically around June 21, however this is unlikely to affect church services as these occur at 12.30. The single western window is recessed behind the roof and is regularly completely blocked by snow.

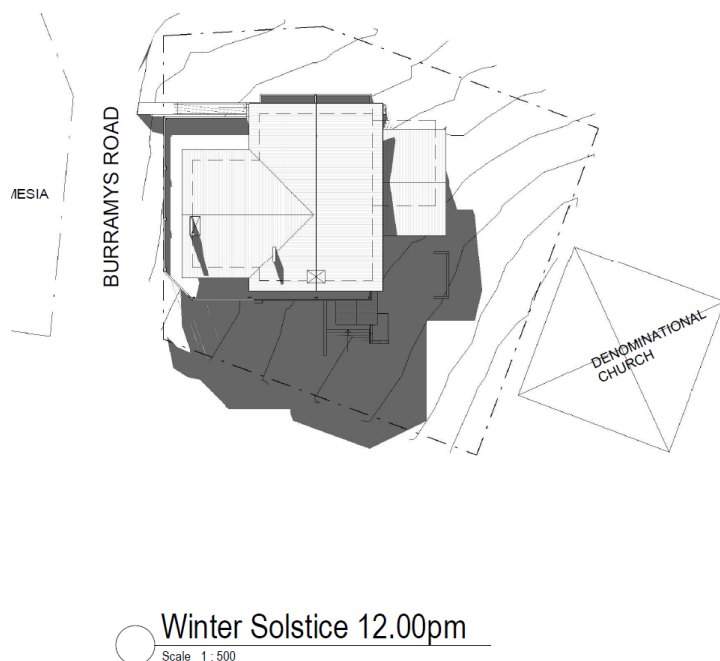


Figure 13. Shading at midday on winter solstice

Impact on views from other land - The building will be visible from all neighbouring aspects and a traditional style of alpine development has been chosen to avoid polarising opinions. It will modify views but will not result in large-scale obstruction of views. The highest point on the property on the western side of the lot is approximately 4 metres lower than a previous DA for the Perisher Views property. The development has a minimum setback of 5 metres from the northern boundary, and the north-western corner of the building has been setback 11 metres from the northern western corner to minimise impacts to the views from Kuring-Gai Lodge. The views from the lodge will look over the top of the external deck and will only be partially obstructed by the wall/roof of the building (Figure 14). It will not block views to the skyline or Mount Perisher.

The building has been downsized, shifted to the west of the lot and rotated on its axis so as to maintain the prominence of the Alpine Church to front valley.

Skyline - The building will maintain the skyline when viewed from Kosciuszko Road and other public roads.



Figure 14. Location of lodge in relation to Kuring-Gai view line

(2) Building Setback

The building is setback a minimum of 5 metres from the northern boundary, 3 metres from the western boundary (the deck however extends to the boundary), 7 metres from the southern boundary and 11 metres from the eastern boundary with the Alpine Church.

Complement commercial uses – proximal commercial uses include the Perisher ski slopes and retail operations located within the Perisher Centre. The additional accommodation provided by the proposed development will complement these uses.

Landscaping between buildings – a large setback has been left between the proposed development and the alpine church. Due to bushfire constraints limited landscaping can be undertaken in this area. This area is typically covered in snow during the ski season.

Impacts on amenity – the proposed building has been set as far up the hill as possible to minimise impacts on amenity to the neighbouring church. The building has also been twisted so that the point of the building closest to the church sits well behind the church when viewed from front valley.

Fire safety – the proposed setback achieve BCA and bushfire requirements in relation to fire safety

Access – there are substantial setbacks enabling access for pedestrians, services and building maintenance.

Snow accumulation – snow will accumulate in 4 key areas that are well setback from the boundaries and provide adequate room for accumulation (see 5.13 Snow accumulation).

(3) Landscaped Area

Due to bushfire constraints there are limited opportunities for landscaping. Landscaping will focus on stabilising any areas disturbed during construction utilising a mix of poa/fescue and relocating surface rock to provide 'rock gardens' within the boundary of the site.

4.1.3 Perisher Range Resorts Masterplan (2001)

1. Permitted Land Uses and Floor Space

Control	Approach	Compliant
Permitted land use	The proposal is for a commercial lodge, which is permissible under the Alpine SEPP and the Perisher Views lease.	Yes
Prohibited activities	The proposal is not a prohibited activity.	Yes
Gross Floor Area	Based on the definition of GFA and recent precedents (Smugglers lodge) the proposal is compliant. Further details provided below.	Yes

Discussion of Gross Floor Area

The PRRMP defines Gross Floor Area (GFA) as;

‘Gross Floor area is defined as the total area of the building measured from the outside of the external walls or the centre of a common wall’

This definition differs significantly from the standard template definition that is measured from the inside of external walls, excludes areas for vertical circulation and other specific uses (storage, plant rooms, basement etc) and includes the *‘sum of the floor area of each floor’*.

The exclusion of summing all floors of the building in the PRRMP is supported in the initial GFA definition in the PRRMP where it is introduced as a sustainability initiative to demonstrate that a minimum of 800 beds can be provided within the Village Centre Precinct (page 120). This section of the masterplan specifically excludes ground floor commercial uses and basement level carparking and services and relates the 25m² per bed to the ‘residential accommodation’ component of a building (page 120). Much of the controls within the PRRMP appear to be written for unit development within the Village Centre Precinct with little consideration of the practicality of their application to self-contained commercial lodges in other precincts. Commercial lodges need to provide additional non-residential facilities for dining, bar, lounge, services and staff accommodation.

The total area of the building according to the Master Plan definition is 361.3sqm, or 15 sqm per bed (as opposed to 879sqm, or 36.6 sqm per bed if all floors are summed).

Based on the contemporary *Standard Instrument, Principal Local Environmental Plan, 2006* definition of GFA, the GFA for the proposed development is 559 sqm, equating to 23 sqm per bed. With an approximate lot size of 1435sqm, this is an undemanding Floor Space Ratio of approximately 0.39 to 1.



Figure 15. Gross Floor Area (standard template definition)

The proposed GFA for Perisher Views compares favourably to the Smugglers lodge at Smiggin Holes, approved in 2016. Smugglers is a 13 bed commercial lodge with a GFA of 561m², equating to 43m² per bed (for direct comparison based on Smugglers GFA methodology Perisher Views is 36.6 m² per bed). The Smugglers development is also 4 stories high and exceeds the 10 metre height limit by 2.85 metres, whilst Perisher Views is within the 10 meter height limit. The Development Application Assessment Report DA7743 (Department of Planning and Environment, October 2016) states that;

'The proposal seeks to exceed the floor space to bed ratio. The Department notes that there are other examples of recent developments where this control is exceeded, such as Main Range Huts in Perisher, Mittabah Lodge in Thredbo and Heidi's Apartments in Smiggin Holes. Allowing additional floor space to a lodge provides architectural and amenity opportunities to be included within the design that meets current expectations, It also allows for flexibility in relation to the acquisition of beds in the future. It is also noted that, the OEH, as the land manager and author of the PRRMP, in their comments on the proposal, did object to the bed to floor space ratio of the proposal.'

Noting the above, the Department supports the proposal in relation to the increase in bed to floor space ratio.'

2. Location and Building Envelope

Control	Approach	Compliant
Restricted to areas of previous disturbance or where it can be demonstrated that significant natural features are not impacted upon	Much of the lot has been cleared. An independent ecological assessment (Eco Logical Australia, 2020) has determined there will not be an impact on significant natural features.	Yes
Smiggin Holes gateway	NA	NA
Negative impacts on natural character, major view corridor and resort approaches not permitted	The development is not located in a major view corridor or resort approach. The building has been designed to fit in with existing buildings and the natural landscape.	Yes
Impacts on neighbours views	Development has been designed to minimise visual impacts to neighbours. Whilst the development will be able to be seen by its neighbours, it will not substantially obstruct views.	Yes

3. Building Height, Style and Roof Form

Control	Approach	Compliant
Height restricted to two stories	The building is generally 2 stories in height and steps down the slope, with a basement level on the eastern side of the building providing services and storage.	Yes
Maximum height of 10 metres	The ridgeline of the building is below 10 metres height at all points.	Yes
Building height restricted so that it does not break the skyline when viewed from the floor of the valley	The building is nestled into landscape and sits well below the ridgeline	Yes
Roof Colour	Conforms with the pallet provided by NPWS.	Yes
Roof designed in accordance with BCA requirements	Roof designed in accordance with GP4.3.	Yes
Major development to be accompanied by an analysis of predicted wind and snow deposition patterns	Snow accumulation occurs entirely within the bounds of the lot and management of snow addressed in chapter 5 of this SEE.	Yes

4. Building Materials and Colours

Control	Approach	Compliant
Energy efficiency	Compliance with Section J of BCA	Yes
Colours of externals walls and roofs	Compliance with palette provide by NPWS	Yes
Masonry elements	External masonry will be local granite as per NPWS requirements	Yes
Stone facing	Bottom level of the building will be stone faced, exceeding minimum 15% requirement	Yes
Ground level stone facing	Minimum 80% will be stone facing	Yes
Non-reflective materials	Non-reflective materials will be used	Yes
Large expanses of glass that cause reflection on other buildings or natural areas	Glass use will be appropriate, noting that key visual elevation is to the south-east and reflection is not likely to occur in that direction.	Yes
Sun-angle diagrams	Shadow diagrams included in Architectural Drawing set.	Yes

5. Public spaces

Control	Approach	Compliant
Clearance, removal or storage of snow accumulation in public space	The proposal occupies approximately 330m ² on a lot of 1440m ² in size. Snow will accumulate and be stored within the bounds of the lot and will not impact public space.	Yes
Colonnades and awnings should be used at ground level to provide weather protection	Awnings provided over entry points to the building	Yes
Height of buildings fronting public spaces have enough enclosure to provide shelter and attractive village character	NA	NA

6. Landscaping

Control	Approach	Compliant
Vegetation used for landscaping limited to native endemic species	Landscaping will only be undertaken on disturbed areas and will utilise a mix of poa/fescue	Yes
Landscaping is required to incorporate sustainable elements	Species chosen are already existing onsite and suitable for alpine areas.	Yes

7. Signs and Advertising

Control	Approach	Compliant
Advertising to comply with adopted advertising policy	All advertising will be online	Yes
Maximum sign area is one square metre	Any signage will not exceed one square metre	Yes
Internally illuminated or neon signs not permitted	No internally illuminated or neon signs will be used	Yes

High quality design suitable to climatic conditions	Signs will be built to last and will be aesthetically pleasing	Yes
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8. Carparking Areas

Control	Approach	Compliant
Summer use at one carpark for every ten beds	A disabled carpark and two internal garage carparks have been provided to comply with BCA requirements. This is equivalent to one carpark for every 8 beds	Yes
Surface carparking to provide for snow clearing, treatment of runoff and measures to avoid visual impacts	Snow can be pushed in a southerly direction if required, however as the site is not accessible for cars during winter this is unlikely to be required. Stormwater management plan will provide for runoff treatment and concrete will be coloured to blend in with the natural environment	Yes
Public area signage and design	NA	NA

9. Building Access

Control	Approach	Compliant
Public outdoor space	NA	NA
Main entry to comply with AS1428 accessibility	Main entrance has been designed to comply with AS1428	Yes
Buildings are to be designed in accordance with BCA access requirements	BCA consultant has confirmed that the building meets BCA access requirements.	Yes

10. Integration and Staging

Control	Approach	Compliant
Staging plan to be prepared where development goes over a number of construction seasons	Development will take 2 construction seasons. Staging will be contingent on the timing of development consent. Current program would see the bulk of the exterior of the building completed in May 2022 and the interior of the building completed in time for the 2023 season.	Yes
Plan to identify construction targets etc for each stage	Staging plan will address this information	Yes

Stages should be functionally independent for each ski season	Staging will be functionally independent	Yes
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11. Aboriginal Cultural Heritage

Control	Approach	Compliant
Archaeological Assessment Report to be prepared for sites of mapped sensitivity or where sites become apparent	Site not mapped as being sensitive and AHIMS search has identified no known sites in close proximity to the site.	Yes

12. Environmental Performance

Control	Approach	Compliant
Compliance with ESD principle and Schedule 1 of PRRMP	A Construction Environmental Management Plan (CEMP) has been submitted with this development application. An assessment of the building sustainability has been undertaken in accordance with Section J of the BCA. The building has been designed to optimise solar passive heating with large window frontages on the northern and western elevation. Heating will be via highly efficient hydronic heating with a gas boiler. Construction materials have been chosen to optimise thermal mass and minimise non-recyclable waste. An Environmental Management System (EMS) will be implemented prior to the commencement of operations, setting best practice targets for energy efficient and waste recycling.	Yes

4.2 The likely impacts of the development

The proposed development has been assessed by Eco Logical Australia Pty Ltd who have determined that the proposal is unlikely to have a significant impact on ecological matters. The site is largely disturbed and covered by exotic grasses with a small area of low alpine shrubs located on the norther boundary of the site.

The proposed development is consistent with the existing uses of Perisher Valley and will not have negative impacts on social matters. The development will have a positive economic impact, contributing during the construction and operational phases to employment and regional tourism.

4.3 The suitability of the site for the development

The location of the development was chosen by National Park and Wildlife Service as a suitable site to relocate the old Perisher Views Motel. The site is of low ecological value, has low bushfire risk and is well located to provide easily accessible tourist accommodation within Perisher Valley. The site is an existing serviced lot and surrounded by existing development.

4.4 Any submissions made in accordance with this Act or the regulations

Consideration will be given to any submissions made as a result of Department of Planning's consultation and notification processes.

4.5 The public interest

Alpine recreation is a growing activity and the provision of additional accommodation is required to meet current and future demands.

5. Other considerations

Visual impacts, privacy, overshadowing, open space, economic and social impacts have been addressed in previous sections of this SEE.

5.1 Bushfire

Tourism development is a Special Fire Protection Development requiring a Bushfire Safety Authority under Section 100B of the *Rural Fires Act, 1997*. A separate bushfire assessment report has been prepared by Blackash Pty Ltd and submitted as part of this development application. The proposed development of an existing serviced allotment within an alpine area has identified a suite of Bushfire Protection Measures that are commensurate with the vulnerability characteristics of the occupants and the nature of the proposed development. The proposed development is located on a low hazard lot and will be one of the most low risk lodges, if not the lowest risk lodge within Perisher Valley.

5.2 Geotechnical

A Geotechnical Assessment has been prepared by consultants Douglas Partners and submitted as part of this development application. This assessment identified that the site was suitable for the proposed development.

5.3 Aboriginal Heritage

An AHIMS search was undertaken on the 17th December 2020 and did not identify any known sites on or with close proximity to the proposed development (See Appendix 1). An unexpected finds protocol will be established as part of the Construction Environmental Management Plan (CEMP).

5.4 Noise

Construction will occur in warmer months when there is reduced tourism activity in the area. Operationally, the new development is unlikely to elevate noise levels above the existing background noise.

5.5 Erosion Control Measures

A stormwater management plan has been prepared by Rienco Pty Ltd and submitted as part of this development application.

5.8 Disabled Access

A BCA report addressing disabled access has been prepared by Illawarra Certifiers Pty Ltd and submitted as part of this development application. This report demonstrates compliance with Disabled Access requirements.

5.10 Waste Management

The CEMP outlines waste management requirements during the construction stage. Operationally, waste management facilities have been identified in the architectural plans to be compliant with NPWS standards. A grease trap will be located under the driveway.

An environmental management system will be prepared and implemented that will address waste streams and set targets and strategies for waste minimisation. This will be prepared prior to the issue of an occupation certificate.

5.11 Building Code of Australia

A BCA report addressing disabled access has been prepared by Illawarra Certifiers Pty Ltd and submitted as part of this development application. This report demonstrates compliance with BCA requirements.

Sustainability requirements of the BCA, specifically Section J have been addressed in a separate report and submitted as part of this development application. Emphasis has been on using appropriate materials for thermal mass, high performance glazing, the use of an efficient hydronic heating system powered by a gas boiler and use of solar passive design.

5.12 Traffic

During the operational stage the property is snow bound and only accessible by oversnow vehicles. With no overnight parking at Perisher Valley, guest access to Perisher Valley likely to be via the skitube. With only 24 beds available and a focus on weekly stays, the additional traffic generated will be minimal.

The building will not obstruct oversnow access. The photo below shows the location of the oversnow access during the 2020 season as being well clear of the boundary of the building, roughly following the alignment of Burramys Road.



Figure 16. Snow accumulation areas

5.13 Stormwater/flooding

The proposed development will redirect existing overland flows from the pipe under Burramys Road to the south of the lot. Runoff from roofs and hard surfaces will be collected with rip-rip and catch drains and redirected to the south of the lot to minimise the potential for runoff entering the Alpine Church lot.

5.14 Services

This existing lot is well serviced with water, sewer and electricity located within or immediately adjacent to the lot. Connection to these services will be arranged with the relevant authorities.

NPWS has provided a water pressure statement indicating that there is adequate water supply to the site.

Gas tanks will be located on the south-eastern side of the building with a low granite wall screening views of any gas tanks from the church. The tanks are setback more than 3 metres from any building.



Figure 17. Service plan for the site (source NPWS)

5.14 Construction Stages and Planning

The ultimate aim is to have Perisher Views operational for the 2023 season. In order to achieve this substantial construction of the external building would need to be completed by to the start of the 2022 season. We will work closely with Perisher Ski Resort to safely secure and stabilise the site to minimise risk to skiers. This is likely to require the establishment of paraweb fencing and snow grading on the lot, similar to what was undertaken during the 2020 season (See photo below), albeit with better fencing, likely paraweb.



Figure 18. Fencing of the site by ski patrol, July 2021

6. Conclusion

The proposed Perisher Views ski lodge is located on an allotment identified by NPWS as being suitable for the construction of a commercial ski lodge. It is an existing serviced allotment, located near the base of Perisher Valley and surrounded by existing development including ski lodges, ski slopes and the Perisher Centre.

The allotment has a history of disturbance, much of the lot is covered with alpine grasses and it appears to have been managed as part of the adjacent front valley ski slopes. The ecological assessment prepared by Eco Logical Australia (2020) has identified that the proposal is unlikely to have a significant impact on matters protected under the *Biodiversity Conservation Act*. No aboriginal or European items of heritage have been recorded on the site and the site is not located in close proximity to a watercourse.

A Geotechnical Study prepared by Douglas Partners in accordance with the NPSW geotechnical manual has identified that the site is suitable for the proposed development. Being located close to the base of the mountain and surrounded by existing development and managed lands the site is of relatively low bushfire risk and will be constructed in accordance with *AS3959-2009 Construction of Building in Bushfire Prone Areas*.

Considerable emphasis has gone into mitigating impacts to adjoining neighbours and meeting the specifications and controls of The Alpine SEPP and the PRRMP. Height limits, floor space, setbacks and overall size and bulk are in accordance with the quantitative controls and the exterior of the building will be finished in accordance with the colour pallets provided by NPWS.

Overall, the building has taken the form of a traditional Australian commercial ski lodge, with a simple gable-roof structure, and communal facilities located on the top floor of the building. The lodge will be constructed in accordance with the Building Code of Australia and provide modern elements including disabled access throughout the building, fire safety standards and environmental efficiency.

The sensitive design and high quality finish will make Perisher Views an asset to the alpine area and provide immediate and long lasting social and economic benefits.

Appendix 1 – AHIMS Search



AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : Perisher Views

Client Service ID : 557981

Steven House
9 Boyce Ave
Austinmer 2515
Attention: Steven House
Email: stevenhouse@gmail.com

Date: 17 December 2020

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 1, DP:DP1192372 with a Buffer of 50 meters, conducted by Steven House on 17 December 2020.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *