

Response to Additional Information Requests

DA 21/11288

Perisher Views Ski Lodge

Lot 1, DP1192372

Burramys Road, Perisher Valley

Geoanalysis Pty Ltd

June 2022



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 21/11288

Granted on the 23 June 2023

Signed M Brown

Sheet No 8 of 44

Contents

1. Introduction	2
2. Department of Planning, Industry & Environment (September, 2021)	3
Building Design.....	3
Building compliance	3
Additional documentation	4
3. Department of Planning, Industry & Environment (September, 2021)	6
Setbacks to Burramys Road (western boundary)	6
Asset Protection Zone.....	6
Gas Tank.....	6
Driveway design and access.....	7
Other (Planning, BCA compliance and accessibility).....	8
General Building questions	9
4. Aesthetics and Impacts on KAL views	15
5. Overshadowing of Alpine Church	17

1. Introduction

The following additional information requests have been received for the Perisher Views ski lodge development application (DA21/11288);

1. NSW Department of Planning, Industry & Environment (September, 2021)
2. Email from Department of Planning (7th March, 2022)
3. NSW National Parks and Wildlife Service (2nd September, 2021)

In addressing these additional information requests there have been a number of changes to architectural plans and reports. The following revised plans/reports have been submitted;

1. Architectural plans
2. BCA Report
3. Section J report
4. Stormwater plans
5. Flora and Fauna Assessment
6. Driveway plans
7. Elgas gas tank specifications
8. 3D photomontages

2. Department of Planning, Industry & Environment (September, 2021)

Building Design

Additional consideration of the building design is requested as follows:

- **Reduction or removal of the terrace area along the western façade noting the close proximity of the adjoining oversnow route and potential for public safety with the retention of the terrace area (noting it is proposed on the boundary where the building is setback 3 metres).**

The narrow terrace along the western façade has been completely removed and access to the internal stairs modified to comply with BCA egress requirements. The larger terrace on the north-western corner of the building has been reduced in size so that no element of the building is within 3 metres of the boundary.

- **Review of the external terrace area access point into the building (off the ramped entry) and need for any airlock.**

The entry point has been redesigned to provide an airlock and improved access into the building.

- **Inclusion of additional visual analysis from adjoining properties – photomontage of the building into the existing landscape when viewed from Ku-ring-gai and the Perisher Centre / Hotel.**

Photomontages have been prepared by Borst and Co Architects and are included in the architectural drawing plans. These images demonstrate that there will be minimal impacts on ku-ring-gai lodge and the building form is consistent in scale and architecture to existing structures.

Building compliance

- **Confirmation is sought if the NCC report and Section J report refers to the current plans lodged for consideration (i.e. there are inconsistency between the plans submitted and documented within the Section J report).**

The NCC and Section J reports have been updated to reflect the newly lodged set of plans.

- **Review of accessibility provisions for the building is to be undertaken, including access into the premises off the driveway, reasoning behind the location / design of the WC on the first floor level adjoining the kitchen and provision for access for usage of the spa.**

The driveway has been redesigned to ensure the provision of accessible parking. The first floor WC originally was not designed to be accessible as this part of the building is only available to guests and the accessible suite is located on the first floor. However, the WC has been redesigned to be accessible. The spa has been relocated to the basin to address the concerns of neighbours. An accessible hoist will be provided for disabled access.

- **The Terrace floor level is considered to be at a height greater than 4 metres. Where a floor is greater than 4 metres in height balustrade horizontal elements are considered to facilitate climbing and as such not considered acceptable. The proposed details indicate a design that is considered not acceptable and is to be reviewed.**

The balustrade has been redesigned with vertical elements.

- **Review floor plan of Suite 1 for the provision of natural light as no window is identified. Review elevation plan to correlate with floor plan.**

Plans have been updated and the floor plan now shows the window.

- **Review plans to meet the Alpine provisions of the BCA in relation to provisions to prevent the build-up of snow at exit doors, trafficable location as well materials to be utilised. The plans should be amended to accommodate these provisions.**

The main ground floor entrance has been modified by replacing the solid external wall adjacent to the doorway with an opening railing to prevent snow accumulation adjacent to the door.

A awning has been replaced over the southern door, adjacent to the garage.

The first floor door on the southern elevation will have metal grate stairs to prevent snow accumulation.

The exit door on the first floor has had a screen installed immediately outside to prevent snow accumulation and direct wind away from the door.

- **What consideration has been had with regard for the provision of cleaning windows as required under G1.101 of the BCA.**

All windows, with the exception of 3 windows above the garage can be cleaned from the ground and/or terraces with standard window cleaning equipment, utilising extension poles as required. The 3 windows above the garage will be cleaned through accessing the garage roof via a ladder on the north-western corner of the garage. A ladder brace will be installed on the roof in this area to assist with providing safe access. A flat area will be provided at ground level, not closer than 1 metre to the external edge of the eave to provide a safe place for the ladder to be erected.

Additional documentation

- **Identification of RL's for the two top ridgelines and chimney (for consideration against the overall height requirement).**

These are included on the revised plans.

- **Confirmation of the GFA for the whole building measured from the outside of the walls and including all uses within the building.**

This is included on the revised plans.

- **Confirmation that the geotech assessment has considered the current building design as the assessment refers to a 'three to four level building'.**

A supplementary letter confirms that the current plans (rev B) have been considered.

- **Additional explanation is sought for early season access to the premises when no or minimal snow is available – no access from oversnow vehicle, when noting driveway is only provided to the allotment boundary and ramp access if not usable.**

A sealed driveway extending to Burramys Road has been agreed with NPWS.

- **Details of the materials to be used in the construction of the driveway - concrete or rock.**

The driveway will be concrete

- **Provide details of the spa, management arrangements (cleaning etc) and also any provisions to restrict access.**

The main spa has been relocated to the basement and will only be accessible for guests. The spa on the ground floor is only available to the occupiers of suite 2. The cover of this spa will be lockable to prevent public access.

Both spas will be fitted with ozone and UV sanitisers. A monitoring, maintenance and treatment plan to comply with the prescribed operating requirement set out in Schedule1 of the Public Health Regulation 2012 will be prepared and implemented prior to the issue of the Occupation Certificate.

- **Solar access diagrams indicating 1pm and 2pm shadows from the building. In addition, submission of September 21 shadows from the building for the Department to consider impacts upon the adjoining Alpine Church.**

These have been prepared and are included in the updated architectural drawings.

3. Department of Planning, Industry & Environment (September, 2021)

Setbacks to Burramys Road (western boundary)

This matter has been raised in the submissions and the Department is seeking further design changes to address the issue.

A minimum of 3 metres setback must be provided from the western boundary to any building elements (including the eaves of the building). Please note that the accessible ramp does not need to be include and can encroach the setback.

The Department recommends that you consider altering the design of the western elevation of the building or keeping the current design and sliding the building toward the eastern boundary to achieve the required setback. A combination of both may also assist.

The building has been modified to provide a minimum 3 metre setback as directed.

Asset Protection Zone

As discussed previously, submission of an ecological assessment based on the APZ outside of allotment and justifying requirements on biodiversity grounds to enable forwarding back to the RFS. A draft would be recommended, to enable NPWS to review and consider if able to provide an endorsed APZ plan.

This assessment has been prepared and submitted to NPWS and RFS.

Gas Tank

Additional discussion and supporting diagrams are to be provided when considering the Australian Standard (AS 1596:2014 may be the latest version) for the location of the gas tanks on the site. A detailed analysis of the gas requirements for the site will be necessary (what is the expected gas usage over a winter season? What size, dimensions, volume etc of a tank does that usage equate to?). The Department's preference would be a single bulk storage tank over numerous domestic sized cylinders. You should provide details of any preliminary discussions that you have had with gas suppliers. There are also setback recommendations in the bushfire report that need to be consider. Once the size of the tank is known, the need for any risk assessments or hazardous industry assessment will need to be considered.

To support the comments in the SEE that states - 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

In addition, check compliance with setback requirements against PBP and AS3959 and suitability to the adjoining Alpine Church.

The gas provider for the area, Elgas has been consulted regarding the likely gas requirements for the site. Based on maximum gas use for all heating, hot water and cooking, Elgas recommended installation of a 1 tonne tank. Elgas provided a drawing identifying the design and setback requirements for a tank of this size. These requirements have been incorporated into the current architectural set (ie. Rev B).

[Driveway design and access](#)

For public notification purposes we will need detailed plans of any works in the license area currently being considered by NPWS.

Plans should address (you mentioned that a civil engineering consultant is starting to prepare a plan):

Spot levels (finished surface)

Gradient and cross fall (finished surface)

Proposed surface material and thickness

Cross section / Long section

Surface drainage – are swales proposed on either side (this would then fit in with the other discussions being carried out with NPWS)

Stormwater drainage details (this would then fit in with the other discussions being carried out with NPWS)

Cut / fill detail

Location of all existing services

Plans should be referred to your geotechnical consultant as well (geotech report and form) and address any RFS requirements (refer to Planning for Bushfire Protection 2019).

Plans have been prepared as directed and have been incorporated into consultants reports.

Other (Planning, BCA compliance and accessibility)

Some of the comments below could be considered during the future construction certificate phase, however it is advisable to address and provide supporting documents for consideration as part of the application:

Detailed response to the submissions received as part of the original exhibition

Submissions report included in revised DA assessment package.

Provide updated colour scheme (as previously mentioned)

Included in the updated architectural drawings.

Further consideration of AS1428.1 (Design for access and mobility) to the following aspects (this is likely to be reviewed by your accessibility consultant):

Ensure principal primary access from the boundary to the entrance is compliant (into the lower level off the car parking and driveway area) and that all accessible pathways, and carparking spaces are to be of a surface compliant with AS1428.1 (i.e. concrete or a paver for example).

All pathways and driveways will be concrete. Grades and dimensions are compliant with AS1428.1 (See current architectural plans and revised BCA report).

Review the suitability of the accessible parking space orientation and sizing to ensure circulation space is acceptable (i.e. possibly swap the shared space and the accessible space around so the accessible space is on the side closest to the porch. Not an access requirement but certainly a better planning aspect)

The intent of the shared space is to provide an area where wheelchairs have space next to the vehicle. We believe that the shared space is best located between the disabled parking space and the doorway as this provides direct access for people with a disability to the car. It is noted that there will be a bollard placed at the front of the shared space to prevent cars parking in the shared space. The dimensions, grades and setbacks comply with the specifications of AS1428.1.

Primary Entrance stairs – Principal pedestrian entrance.

The porch RL. 1737.388 and entry door set RL 1737.50 - address the lip/step up into the building and ensure compliance.

As shown on the plans, there is a 1 in 40 grade sloping away from the building. There is no lip or step up into the building.

The ramp leading from the first floor to the street may need a landing halfway due to its length, for review.

Landings are provided at the top and bottom of the ramp. The ramp is at a gradient of 1 in 14, the length of the ramp (7 metres) is within the requirements for ramps outlined in AS1428.1. No additional landing is required under AS1428.1, Clause 10.3(c)(i) if the ramp is less than 9 metres in length.

Terrace area on the first floor - check the gap between the fire place and the terrace edge. This may need to be offset further to ensure compliance (specifically considering hardware impacts) to not only AS1428.1 but also D1.6. of the BCA.

This section of terrace has been removed in the update plans.

Laundry on the basement level – ensure it has accessible turning spaces located within as it's an accessible laundry.

The laundry has been reconfigured in the updated plans to provide a compliant turning space.

General Building questions

Check the garage stepdown requirements to prevent water ingress down the driveway (i.e. is there any grated drain in front of it for instance).

The driveway slopes away from the garage door at a 6% grade. A small lip (5mm) will be incorporated into the concrete where the garage door comes down to prevent water ingress.

Review extraction from the exhaust fans from both the accessible toilet and kitchen accordingly (i.e. potential to impact on fire services and construction (floor joists) if they have limited space)

Extraction and exhaust ducts shown on plans. Floors will be concrete slab, there will be no joists.

Several submissions state that the oversnow route passes through the Perisher Views lot. Whilst vehicles may illegally cut the corner of the lot during good snow years (saving a few seconds), the legal oversnow route exactly follows Burrumys Road and is limited to a speed of 30km/h. Oversnow routes are identified in the document *Alpine Resorts Winter Access Kosciuszko National Park* (Office of Environment and Heritage, 2018), Appendix A (see below).

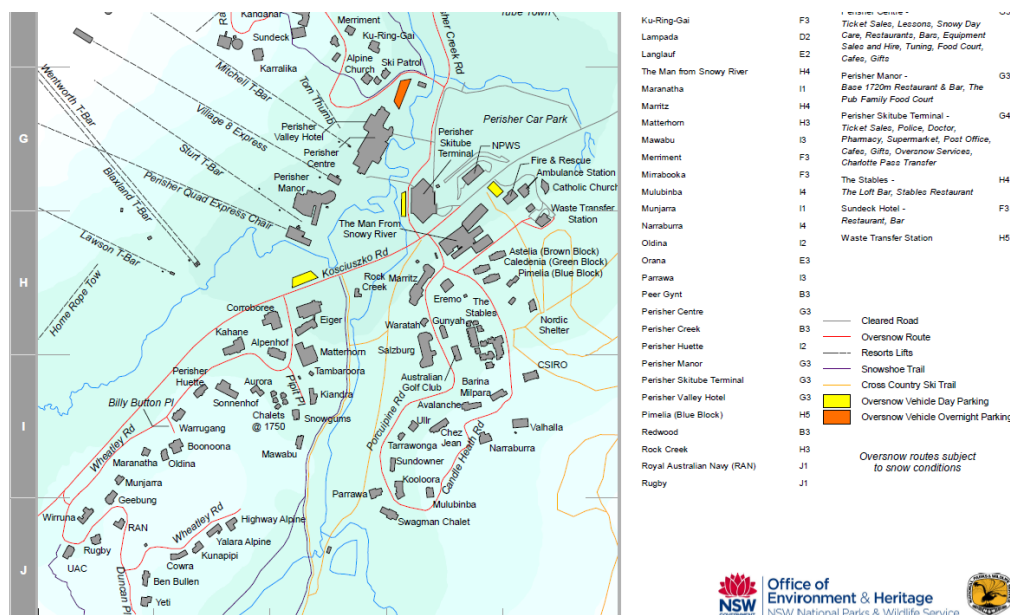
The NPWS Submission (2 September, 2021) states in relation to Burrumys Road;

'The Burrumys Road passes the leased Lot on its southern and western sides. In winter this serves as an oversnow route for access to nearby lodges, with the oversnow route intended to follow the road alignment. Accordingly, NPWS does not anticipate that the development will restrict traffic flow or endanger members of the public more than would ordinarily be the case.'

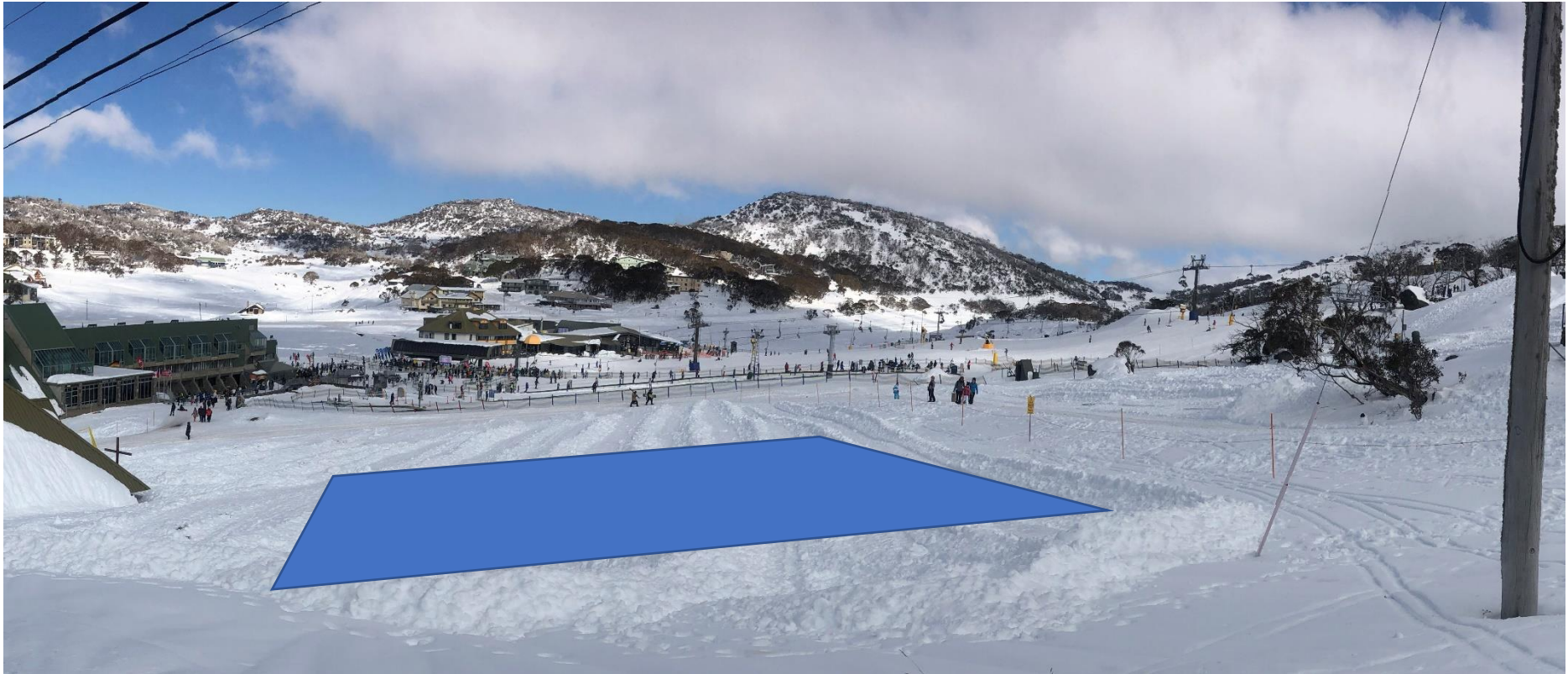
Notwithstanding the above, the proposed western deck has been removed and the building modified providing a minimum setback of 3 metres from the western boundary of the lot.

Suggestions that building on the Perisher Views lot will force access to lodges uphill of Perisher Views along Perisher Creek Road past Yaraandoo lodge, to the north thereby pushing up travel times, oversnow fares and slowing emergency response times are misleading and simply untrue. In the 2020 winter season, the Perisher Views lot was roped off and the oversnow route was correctly located on Burrumys Road. The photo on the following page shows this occurring, as well as groups of people walking or riding along the oversnow, sharing this with vehicles.

When the oversnow route follows Burrumys Road it is a very gentle slope and a straight run past Perisher Views with good sight lines. It is common throughout Perisher for oversnow vehicles to share oversnow routes with skiers, indeed this occurs for the length of Burrumys Road uphill of Perisher Views.









4. Aesthetics and Impacts on KAL views

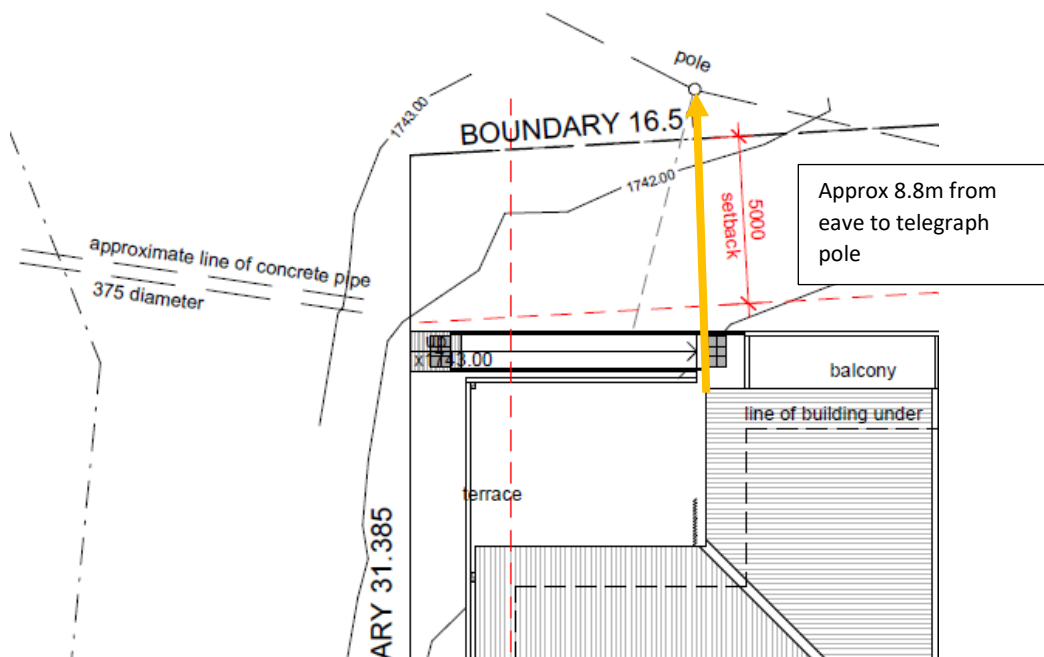
The property has been designed to be largely setback behind the trees between KAL and Perisher Views. The north-western corner has been further recessed from the boundary to specifically reduce the visual impact to KAL, such that the property will be barely visible from the small KAL kitchen window.

The design has been further modified since the initial DA was lodged to provide a 3 metre setback from the western boundary, further reducing its visibility from KAL.

The following page compares the photo provided in the KAL submission with a 3D montage of the proposed development prepared by architects Borst and Co. The KAL submission shows the building extending to the telegraph pole and being well above the height of Burramys Road. Whereas the plans below show the closest eave and wall being located approximately 8.8m and 10m respectively southeast of the telegraph pole. The architects photomontages demonstrates that the proposed building is barely visible from KAL.

The RL of the top floor level is 1743.50, this is 10mm below Burramys Road where the concrete stormwater pipe is located, whereas the KAL submissions shows the building being well above Burramys Road at this location.

Significant effort has been put into minimising impacts on the views to KAL including recessing the north-western corner of the building, whilst also maximising the setbacks from the Alpine Church. As shown on the following page the proposed lodge will not impact on the views to Mount Perisher from KALs kitchen window, is located behind tree and will be barely visible.





Above: KAL Submission of visual impact

Below: Borst & Co 3D photomontage (photo courtesy KAL)



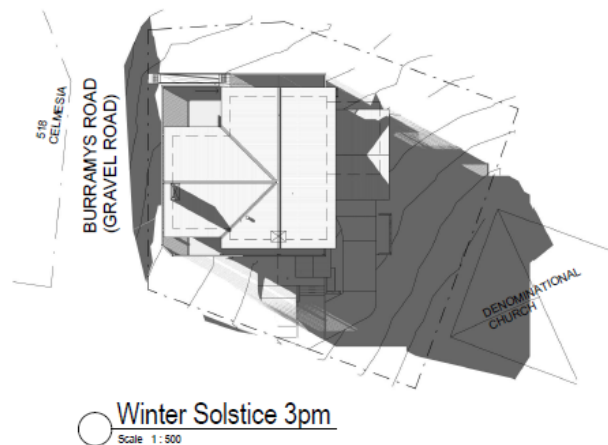
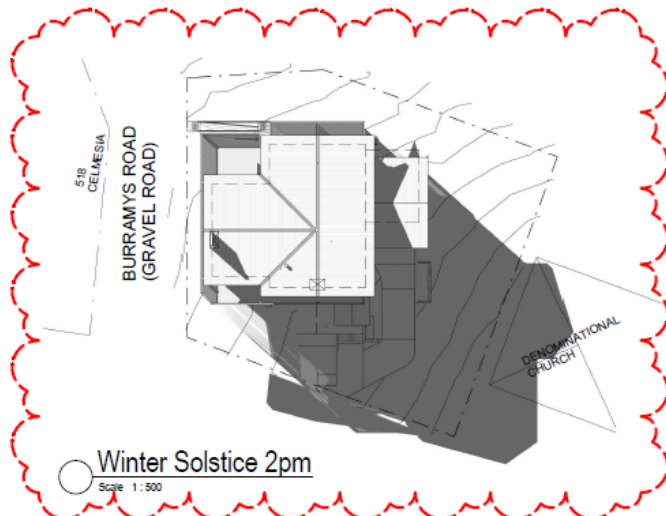
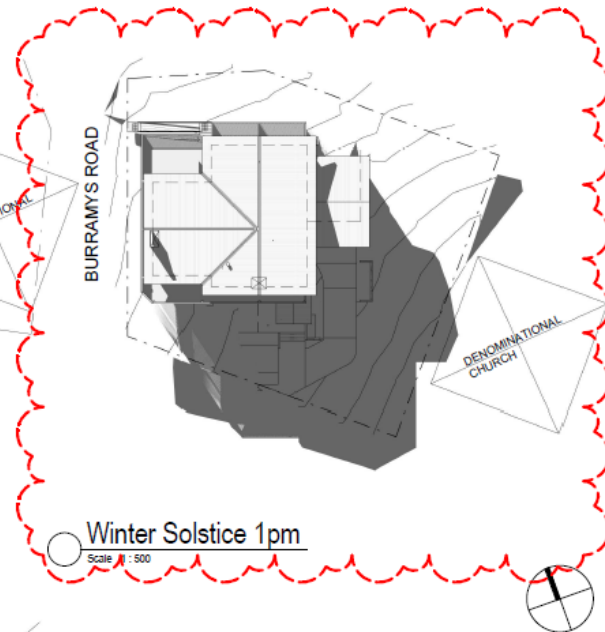
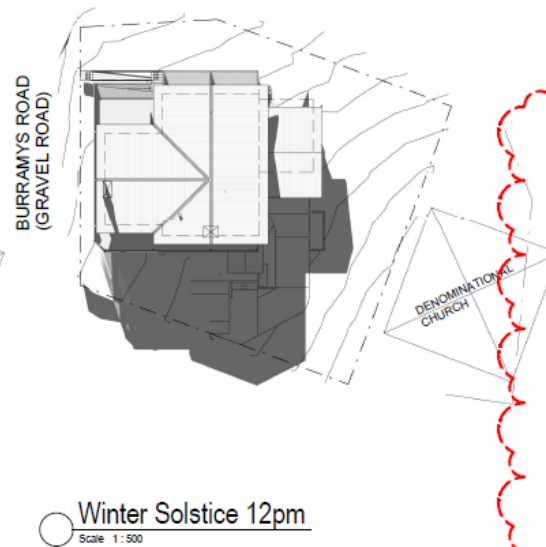
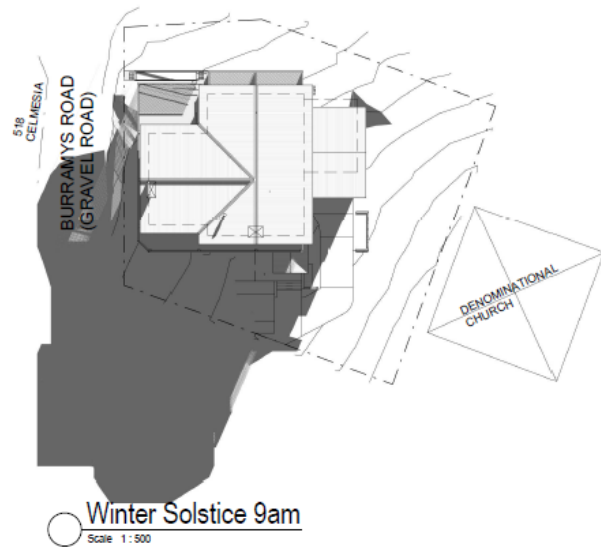
5. Overshadowing of Alpine Church

To minimise impacts on the church the proposed lodge has been relocated as close to the western boundary of the development as permissible and twisted on its axis to optimise the church prominence to front valley.

The winter solstice occurs early in the season (typically around the 22nd June) and overshadowing of the church commences at approximately 1pm, occurring later in the day each day thereafter. Church services occur from 12.30 to 1pm every Sunday. The spring equinox occurs later in the season (around 22nd September) and overshadowing at this later stage of the season starts after 3pm (shadow diagrams are provided on the following pages). Three (3) hours of sun on the solstice is a common planning standard in NSW, with the sun rising before 8am on the solstice the church would receive in excess of 5 hours of sun.

The western window of the church is recessed behind the roof structure and it is not uncommon for it be buried in snow, blocking much of the light from this aspect.





NOTE

- This drawing is copyright of Borst and Co Architecture
- Do not reproduce in whole or part without written permission
- Refer to figured dimensions only, do not scale
- Verify dimensions on site where appropriate
- Refer discrepancies to Architect before proceeding
- To be read in conjunction with other drawings in the set, consultants drawings and project specifications

REVISION

No.	Date	Description
A	16/09/21	1pm and 2pm added

date of plot: 20/10/2021 1:34:27 PM

project: Persher Lodge

at: Persher View Lodge, Persher Valley
NDW 2624
Registered Plan: Lot 1 Plan DP1192372
Folio Identifier: 1/192372
Registered Lease AK755506
for: Geonalysis Pty Ltd
job no: 20/17

stage: Development Application

sheet: Winter Shadow Diagrams

drawn by: ND

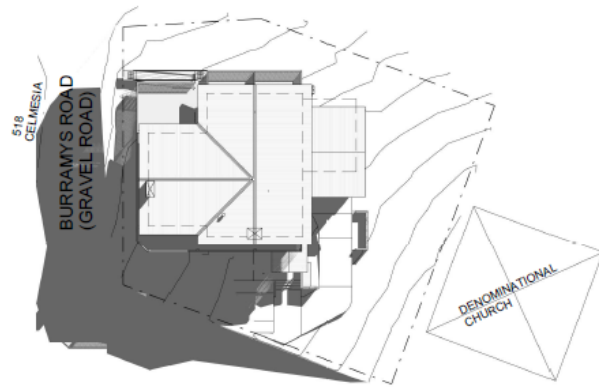
approved: GB

bc
borst & co.
architecture

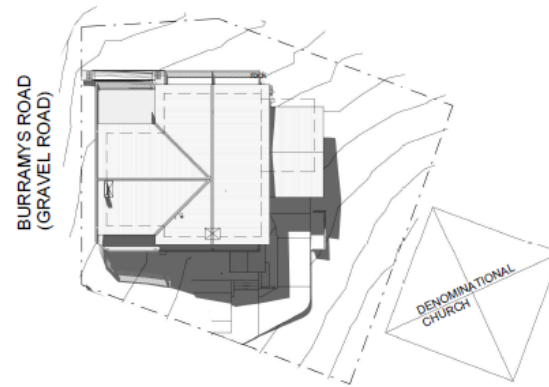
Unit 1, Level 1, 8/8 Haged Street
Windsong 5007 0800
(08) 4356 0766
info@borstandco.com.au
www.borstandco.com.au
1000 West of Adelaide
Registration No. 4086

Scale: 1:500

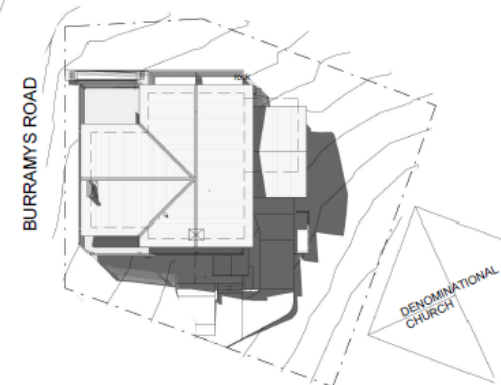
DA_11A



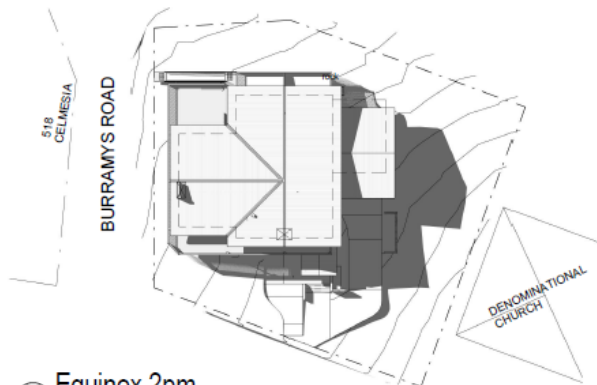
Equinox 9am
Scale 1:500



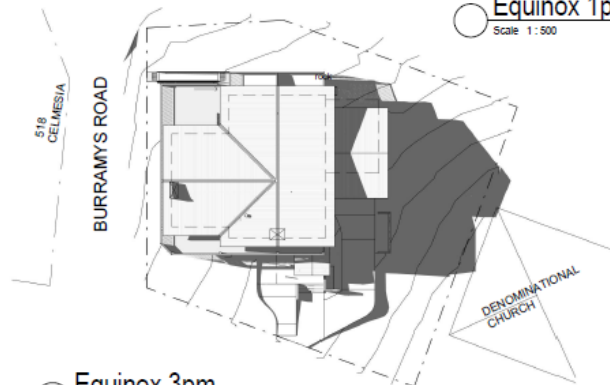
Equinox 12pm
Scale 1:500



Equinox 1pm
Scale 1:500



Equinox 2pm
Scale 1:500



Equinox 3pm
Scale 1:500

NOTE
- This drawing is copyright of Borst and Co Architecture
- Do not reproduce in whole or part without written permission
- Refer to figured dimensions only, do not scale
- Verify dimensions on site where appropriate
- Refer discrepancies to Architect before proceeding
- To be used in conjunction with other drawings in the set, consultants drawings and project specifications.

REVISION	No.	Date	Description
-	1	16/09/21	new sheet

date of plot: 20/10/2021 1:34:34 PM
project: Perisher Lodge
at: Perisher View Lodge, Perisher Valley
NDM: 2634
Registered Plan: Lot 1 Plan DP1192372
Folio Identifier: 1/1192372
Registered Lease: AK755506
for: Oceanalysis Pty Ltd
job no: 20/17
stage: Development Application
sheet: Equinox Shadow Diagrams
drawn by: YY
approved: Checker
borst & co. architecture
Suite 1, Level 1, 8/8 Regent Street
Perth Western Australia 6000
08 9438 0100
info@borstandco.com.au
www.borstandco.com.au
NSW Registered Architect 121864
100% Board of Architects
Registration No. 4000
scale: 1:500
dwg: DA_12