

SUB-366

4/8/2021

There is no landscape plan submitted with the application regarding rehabilitation of the site with native species. I thought this was mandatory. Will one be submitted as part of the DA? There are trees shown on the submitted drawing image of the building. Where are they and what species?

- What treatment is proposed for land areas under the deck which will have compromised light and no water from rain. Will this be gravel, planting, possibly weedy, or pavement? Can this information be provided considering that if plants die here it will be an erosion risk for the future impacting downstream.

- The spa is sited exactly on the road edge on the first floor deck. This will be at eye height for anyone going past. Does this mean there will be a screen erected for privacy as passers-by and the opposite lodge will catch an eyeful. Will this screen be visually appropriate to the building design? What water drainage and supply plumbing is proposed here for the spa - is it connected to sewer?

- Given the easy access up the adjacent access ramp, is it safe for children who can access the spa should it be uncovered. Can this be considered please? Should there be a gate?

- The access ramp appears to be not located at the building entrance near the accessible parking space. Other than coming through the garage, how is access provided in a dignified manner as the main entry is accessed by steps? Should the access ramp be in this location? Is the parking in the wrong spot?

- The decks will be exposed to snow dumps from the roofs angled down to them. Does this meet the code for alpine areas? How will this snow dump be managed and safe? Is the ground surface of the deck permeable to allow snow to not accumulate?

- The drawing shows icicles on all roof edges. Where these roof edges overhang deck space is this hazardous to users? Kids have been killed this way.

- There is no setback to the road on the Northern edge. How will the skiers who lose control, given this is a beginners area, be prevented from injuring themselves at the 1200mm high deck edge? Will any skidding vehicle be smashed into the building? Seems this is not addressed.

I request that the above comments be considered and addressed before this building is approved for construction.

I appreciate the opportunity to comment.

Thank you.

SUB-370

5/8/2021

Comments

I'm a member of Telemark Ski Club in Perisher Valley and I strongly objected to the last Perisher View DA in 2018, it was a terrible project on so many levels. This DA is vastly improved, especially with the reduced size, an aesthetic that matches the surrounding lodges and awareness of the existing infrastructure and environment.

My major issue is not with any aspect of this specific DA but with the prospect of another commercial lodge that will only be in use 16 weeks a year (I know they mentioned year-round capabilities but with Perisher's facilities currently dead outside of winter I highly doubt it) and going forward the ski seasons are likely to be even shorter (climate change, cost of snowmaking etc) so what's the life of this lodge?

As a member of a club lodge I have a stake in my club's future, it's in my interest to help maintain it and to use it outside of the ski season, whereas I fear this will become another shell that sits empty from October to June.

I'd much prefer to see NPWS and Vail (owner of Perisher) go about helping the area become a year-round prospect so that developments like Perisher View aren't simply about digging up more national park for a short-term financial profit. If projects like this are going to go ahead, make sure we/the public get the most out of digging up and disturbing more of the unique KNP environment. That being said, if there is to be increasing development let it be like this one, with the homework done and collaboration with stakeholder groups, not like the 2018 Perisher View DA - disastrous, ignorant and totally disrespectful of the land and it's history.

SUB-371

5/8/2021

Re this proposed commercial lodge, I have the following concerns for which I base my objection:

Traffic, Access and Safety for existing lodges may be compromised.

Height, bulk and scale would interfere with current lodges.

Noise concerns from a commercial activity.

SUB-385

10/8/2021

RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I am a member of Ku-Ring-Gai Alpine Ski Lodge of 29 year's standing. Our Lodge is a member based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Kuringgai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions..

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

SUB-387

Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team, NSW DPIE
Made via NSW Planning Portal

Dear Mark,
RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I am a member of Ku-Ring-Gai Alpine Ski Lodge of 47 years standing, my entire life. Our Lodge is a member based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Height and Gross Floor Area

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The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding.

Car Parking

Whilst the development may comply with the current car parking ratio of one per ten beds, there is a likelihood that with increasing summer tourism to the valley an apartment style commercial development will attract more cars than a traditional lodge. In this situation, excess car parking would likely occur along the driveway into the Ku-ring-gai lodge and on Burramys Road thus blocking access to emergency services and members putting lives at risk. The fires of last summer show that this will endanger lives.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Kuringgai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions..

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely

Barton John Hughes Fielden



12 August 2021

East Lindfield
NSW 2070

Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team, NSW DPIE
Made via NSW Planning Portal

Dear Mark,
RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I am a member of Ku-Ring-Gai Alpine Ski Lodge of 56 year's standing. Our Lodge is a member based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Ku-Ring-Gai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been thoroughly considered,

especially as the works will likely span more than one year due to weather and construction period restrictions..

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. What is the purpose of having planning controls if they are not complied with and new buildings are allowed to destroy the amenities of the area?

I strongly oppose the proposal.

Yours sincerely

A handwritten signature in black ink that reads "Jim Whitehead". The signature is written in a cursive, flowing style.A solid black rectangular redaction box covering a line of text, likely an address.A solid black rectangular redaction box covering a line of text, likely an address.

SUB-389

15/8/2021

I am strongly opposed to this application for the following reasons:

1. Lack of consultation –There has been no consultation from National Parks with Merriment Alpine Lodge (to which I am a member of) or to our knowledge with any other leaseholder (Ku-Ring-Gai, The Alpine Church etc) about the creation of the lot, which was only registered in 2016.
2. Inappropriate Location - In the Perisher Range Resorts Masterplan, the proposed development is situated in the “Outer Perisher Valley” area, where development is limited to “replacement, extension or refurbishment” of existing buildings only. Approval has the potential to create a precedent and result in similar new developments on Front Valley.
3. Noise - The proposed development includes a bar and large outdoor terrace with a spa. Further clarification is required as to whether the bar will be available to the general public, the proposed operating hours, maximum capacity and if live music is planned for the premises. Given its close proximity to other private lodges, concerns are raised over potential noise and anti-social behaviour associated with alcohol consumption and the arrival and departure of guests and patrons.
4. Restriction of Access and Safety – The oversnow’s usual route in winter is in close proximity to the site. The development will result in vehicles having to run closer to the halfpipe, which will create a bottleneck at a blind corner and raises serious safety concerns when skiing / boarding from Merriment Alpine Lodge to Front Valley (particularly during the morning run to first lifts). The development is positioned such that it will block free access to Front Valley for all those lodges who currently use Burramy’s Road either on skis or by foot, and will cause significant congestion & safety hazards at this area.

SUB-390

15/8/2021

I object to the Perisher View development because it will result in vegetation clearing. This includes grassy subalpine woodland, which should be preserved by scaling back the development of the site. Most accommodation in Perisher is vacant for 9 months of the year and will only service the snow season. Perisher Valley is vulnerable to bushfires and further development is not appropriate.

The increase in bed numbers is unacceptable because the Perisher sewerage plant has already breached its Environmental Protection License as it releases contaminated water into alpine streams. Unacceptable levels of nitrogen, ammonia, solids and phosphorus have been detected by past water monitoring. The lodge has the potential to obstruct oversnow transport to other lodges.

The development is inconsistent with the objectives of the National Parks and Wildlife Act 1974 of the conservation of nature and ecologically sustainable development. It is also inconsistent with the current Kosciuszko Plan of Management, the park's national heritage listing and historical planning decisions that have protected the environment. The Kosciuszko Park Plan of Management requires the avoidance of the destruction of the natural alpine landscape and habitats. It is impossible to offset the environmental impacts of the plan due to the fragile, unique and limited extent of the alpine environment.

SUB-391

16/8/2021

RE: DA 21/11288 Perisher View, Perisher Valley

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts.

I strongly oppose the proposal on many levels. See attached letter.

Regards,

Valentine Armstrong

Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team, NSW DPIE
Made via NSW Planning Portal

Dear Mark,
RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I am a member of Ku-Ring-Gai Alpine Ski Lodge of 35 year's standing. Our Lodge is a member based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity. This will create a precedent for future applications within Guthega, Smiggins Holes and Perisher Valley. This size and height is in total contrast with the impact that other lodges throughout this area have on their neighbouring lodges and general surrounds.

I am in doubt of the legitimacy of the lot allocation and lease, and the process in which it came about. I do not know of any consultation during the process with neighbouring lodges. The current proposal also raises concerns regarding the environmental impact of the location of this proposed lodge. Having skied here for over 40 years, and also hiked in the summer months, I am concerned about the water causeway and due diligence re impact studies.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding. It seems, no consideration has been given for surrounding lodges and building and the current way they integrate with the mountain landscape, and minimise impact on other neighbouring structures and their vistas.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Ku-Ring-Gai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions.

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely
Valentine Armstrong

[REDACTED]
[REDACTED]

SUB-393

16/8/2021

1. Lack of consultation –There has been no consultation from National Parks with Merriment or to our knowledge with any other leaseholder (Ku-Ring-Gai, The Alpine Church etc) about the creation of the lot, which was only registered in 2016.
2. Inappropriate Location - In the Perisher Range Resorts Masterplan, the proposed development is situated in the “Outer Perisher Valley” area, where development is limited to “replacement, extension or refurbishment” of existing buildings only. Approval has the potential to create a precedent and result in similar new developments on Front Valley.
3. Noise - The proposed development includes a bar and large outdoor terrace with a spa. Further clarification is required as to whether the bar will be available to the general public, the proposed operating hours, maximum capacity and if live music is planned for the premises. Given its close proximity to other private lodges, concerns are raised over potential noise and anti-social behaviour associated with alcohol consumption and the arrival and departure of guests and patrons.
4. Restriction of Access and Safety – The oversnow’s usual route in winter is in close proximity to the site. The development will result in vehicles having to run closer to the halfpipe, which will create a bottleneck at a blind corner and raises serious safety concerns when skiing / boarding from Merriment to Front Valley (particularly during the morning run to first lifts). The development is positioned such that it will block free access to Front Valley for all those lodges who currently use Burrarmy’s Road either on skis or by foot, and will cause significant congestion at this area.

SUB-394

16/8/2021

I wish to object to this proposal in a number of ways.

The first is the lack of consultation to nearby lodge owners about this development. There has been none and we are given less than two weeks to peruse the plan and respond.

The Resort Management Plan for the Outer Perisher Valley clearly states that replacement, extension and refurbishment will only be carried out on existing buildings. If this development were to go ahead, it goes against the original plan for the Valley. This could set a very bad precedence. Any new buildings, especially staff quarters, should be over the other side away from the ski fields.

The prospective noise from this proposal with the amount of beds, a bar, terrace and spa and maybe live music is a great concern.

The access to the lodges above from the base of the Valley is restricted enough already. If this structure were to go ahead, there would be a safety issue for skiers and walkers trying to access the Valley and also oversnow transport tracking past this proposed structure to all the other lodges in the area. It would be right on top of the snowboard half pipe, which is, in my opinion, in the wrong place anyway, as the ski lessons are right below the half pipe so the access from the lodges above this proposed structure is already restricted, disallowing access to the 8 chair directly. We have to go down past this proposed structure to access all the chairs.

A thought - You could move the half pipe to another area away from all the bottleneck of this area. Again this would improve skiing access to the whole valley and keep us off the Burrumy Road, by being able to ski right across to the 8 chair.

It is very important that heritage wise, we respect the past development of the Valley. It is such a fragile environment. Lets keep it that way.

Regards

Margaret Kelly

SUB-395

16/8/2021

I wish to very strongly object to this proposal in a number of ways.

The first is the lack of consultation to nearby lodge owners about this development. There has been none and we are given less than two weeks to peruse the plan and respond.

The Resort Management Plan for the Outer Perisher Valley clearly states that replacement, extension and refurbishment will only be carried out on existing buildings. If this development were to go ahead, it goes against the original plan for the Valley. This could set a very bad precedence. Any new buildings, especially staff quarters, should be over the other side away from the ski fields.

The prospective noise from this proposal with the amount of beds, a bar, terrace and spa and maybe live music is a great concern.

The access to the lodges above this proposed development, from the base of the Valley, is restricted enough already. If this structure were to go ahead, there would be a safety issue for skiers and walkers trying to access the Valley and also oversnow transport tracking past this proposed structure to all the other lodges in the area. It would be right on top of the snowboard half pipe, which is, in my opinion, in the wrong place anyway, as the ski lessons are right below the half pipe so the access from the lodges above this proposed structure is already restricted, disallowing access to the 8 chair directly. We have to go down past this proposed structure to access all the chairs.

A thought - You could move the half pipe to another area away from all the bottleneck of this area. Again this would improve skiing access to the whole valley and keep us off the Burrumy Road, by being able to ski right across to the 8 chair.

It is very important that heritage wise, we respect the past development of the Valley. It is such a fragile environment. Lets keep it that way.

Regards

William Kelly

SUB-396

16/8/2021

Thanks you for the opportunity to comment.

I think that this is a very late opportunity because I think that we should have been consulted much, much earlier. I understand that there has been no consultation with any of the other leaseholders that are affected by the proposal. I think that this is very poor and negligent.

I believe that this is a completely inappropriate location for this type of lodge for the following reasons:

1. In the Perisher Range Resorts Masterplan this location is reserved for "replacement, extension or refurbishment" of existing buildings only.
2. This makes sense because the location is in a high visibility and very near a high traffic zone. It will be an take a high visibility site and take away from the attractiveness of the beautiful snow covered mountains.
3. The lodge will have a large outdoor terrace and spa which will create noise. Given its close proximity to other private lodges, concerns are raised over potential noise and anti-social behavior associated with alcohol consumption and the arrival and departure of guests and patrons. Also the extra noise from skidoos and snow cats will create much more noise for nearby lodges.

The skidoos and snow cats usual route in winter is in close proximity to the site. The development will result in vehicles having to run closer to the halfpipe, which will create a bottleneck at a blind corner and raises serious safety concerns when skiing / boarding from Merriment to Front Valley (particularly during the morning run to first lifts). The development is positioned such that it will block free access to Front Valley for all those lodges who currently use Burramy's Road either on skis or by foot, and will cause significant congestion at this area.

This is a very bad proposal for Perisher in my opinion. It should be located somewhere else which is not so sensitive.

Regards

Rob Marich

SUB-397

16/8/2021

Hans Oversnow does not support the revised proposed development for Perisher View Lodge as shown in DA 21/11288.

We object to the location of the proposed new lodge as it is located on the current oversnow route which is used to provide oversnow access to the lodges and hotel in this area during winter. The oversnow route does not follow the road but is closer to the church and appears to traverse the location proposed for the new lodge.

Oversnow transport is the only means of transport to the lodges and other accommodation in Perisher in winter for people arriving and leaving their accommodation with luggage as well as for access to the ski lifts, restaurants and other facilities. Garbage from the lodges and hotels is also collected by oversnow vehicle. Hans Oversnow operates both these services.

Hans Oversnow believes it will be very difficult to relocate the oversnow route around the new lodge if built in the proposed location because the ski resort's halfpipe restricts the space available. Consideration will also need to be given as to whether any new route will be negotiable in all weather conditions. In particular, the slope of the oversnow route and the corners to be negotiated must be useable by snowcats in poor snow conditions when traction and visibility is limited. Safety of the machines and the people on board is also a major consideration in designing oversnow routes.

Snow grooming of the road also needs to be considered as it is likely that for the route to be made trafficable, snow will be pushed into the entrance to the new lodge.

If the oversnow route up past the church is not negotiable, snow cats will have to use Perisher Creek Road and the road up the hill from the North Perisher side. This will have a major impact on the time of oversnow access, not only to the lodges above the new lodge and the Sundeck Hotel, but also other lodges as times will be longer between trips. This will have a major impact on everyone in Perisher. It will also necessitate more oversnow machines and result in increased costs in both time and fuel to Hans Oversnow, resulting in increased user fees for access to these lodges and the hotel. There will also need to be additional costs for garbage collection.

There is also a potential for oversnow vehicles to have conflicts on the route down past Alexandra Lodge as more vehicles will be on this narrow access due to the increased length of the trips.

Safety will also be compromised as to access the lodges and hotel above the new lodge, snowcats and other oversnow machines will have to cross the ski run between Telemark and Pipers T-bars, the ski run between the Pretty Valley chairlift and Telemark/Pipers T-bars, and the top of the lift line for the Telemark T-bar. These crosses of the ski and lift runs will occur twice on each trip if the machines can't go up Front Valley. While these routes are currently crossed by oversnow machines, the lack of an oversnow route up Front Valley will significantly increase the number of machines in these areas and increase the potential conflict with skiers and boarders.

If Perisher View Lodge must be located on this block, then its impact should be reduced to the barest minimum, so that all the other lodges in this area are not penalised by this one lodge and safety issues are not increased.

It is strongly recommended that the new Perisher View Lodge be relocated, or located at the rear of their block and redesigned if necessary, so that it does not impact on this important oversnow route.

Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team, NSW DPIE
Made via NSW Planning Portal

16 August, 2021

Dear Mark,

RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I have been engaged by the Ku-Ring-Gai Alpine Lodge (KAL), which is the adjoining neighbour to the northeast of the subject site. KAL was built in 1961 and has a thriving member base and community group. This letter outlines the significant number of non-compliances with the proposed development of the 'Perisher View Lodge' and the lack of information presented for assessment.

Reasons for objection:

- Non-compliance of the development with the Perisher Range Resorts Masterplan in relation to:
 - GFA,
 - View loss,
 - Roof design and snow deposition.
- Lack of information in relation to:
 - View impact analysis,
 - Bulk and scale of the development as viewed from the southwest (ie the Perisher Valley ski slopes),
 - Construction management impacts,
 - Stormwater design compliance,
 - Heritage Impact assessment.

A review of the information provided has been undertaken against the planning legislation and controls for the site, including:

- Environmental Planning & Assessment Act 1979
- State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007
- Perisher Range Resorts Masterplan 2001

Areas of Non-Compliance

State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007

Clause	Control	Non-Compliance
14(1)(h) – Matters to be considered by consent authority – Stormwater Drainage	if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those work	The applicant has failed to provide a stormwater report identifying compliance with Australian Standards and that the proposed stormwater measures are adequate for the stormwater and snow melting impacts experienced by the site. In addition, to assessing the existing conditions, the proposal does not demonstrate that the development will not exacerbate existing stormwater management issues in the vicinity.
14(1)(i) – Matters to be considered by consent authority – visual impact	Any visual impact of the proposed development, particularly when viewed from the Main Range	The proposed development has not included any visual impact analysis as viewed from front valley nor the lodges such as Kuringgai Alpine Lodge. The development is considered to have a deleterious impact as viewed from these locations.
14(1)(l) – Matters to be considered by consent authority – <i>Perisher Range Resorts Masterplan</i>	Consent authority to consider the requirements in the masterplan.	Refer below discussion about masterplan non- compliances.
15(1)(c) - Additional matters to be considered for buildings – Building height	Consent authority to consider the proposed height of the building and its impact on view from other land	Refer below discussion about view impact from KAL.
26(5) – Heritage Conservation	Consent authority may require a heritage impact statement prior to granting any consent.	Kuringgai Alpine Lodge is a listed heritage item and no consideration of the impact or potential impact on this item has been considered in the application. This is especially relevant in relation to view impact and view loss analysis.

Perisher Range Resorts Masterplan. Schedule 2 – Development Guidelines and Controls for Guthega, Smiggins Holes and Perisher Valley Outer Precincts

Section	Control	Non-Compliance
1 - Permitted Land Use and Floor Space	Floor space permitted to be 25m ² per bed. 24 beds x 25m ² equates to 600m ²	The proposal is for a building of 879m ² (36.6m ² per bed). The application disputes the definition of GFA and relies on the standard LEP template definition of GFA – which is not applicable to this project. The development is considered to be over scale.
2 – Location and building envelope	Development proposals which have the potential to impact on views from neighbouring buildings are to be designed in consultation with the affected parties to ensure amenity is maintained.	The proposal negatively affects the views enjoyed by KAL to Perisher front valley. A view analysis or photomontage has not been prepared to adequately demonstrate the impact of view loss from KAL.
3 – Building Height	Height of buildings in the area is restricted to two storeys	The proposal is for a 3-storey building which in some locations is created by excavation, however the southern side of the building will present as 3-storeys as the basement or lower ground level is above existing natural ground level.
3 – Building Height	Developments required to be accompanied by an analysis of predicted wind and snow deposition patterns.	No information provided to demonstrate that the subject building users and neighbouring users will not be negatively impacted by the snow deposition generated by the development.
10 – Integration and Staging	Ensure construction stages minimise impacts on the environment, visual amenity and resort operations.	The construction management plan and drawings are inadequate and do not show the location of the construction shed, bin locations nor storage of building materials including waste to be tested or removed from site. Details such as the construction timing/ staging due to seasonal constraints has also not been considered. The likely location of these materials/ bins/ shed will impede access and generate an unacceptable impact to others on Burramys Road.

Perisher Range Resorts Master Plan. Schedule 1 – Ecological Sustainability and Environmental Performance

Section	Control	Non-Compliance
1 Pre-Construction or Design Phase	A sustainable development statement is to accompany the DA.	Information not provided.
5 – Development Bed Ratio	Energy efficiency in construction and operation will be maximised through limiting the overall volume of the development. 25m ² / bed Floor Space is permitted.	The proposal exceeds the GFA. This is a non-compliance and has flow of impacts to bulk and scale and the proposed development.
7 - Noise	Noise level in bedrooms should not exceed 45dBA.	No information provided to demonstrate compliance.

Information not provided (in addition to the above)

- Accurate and complete perspectives of the development from various vantage points in the vicinity of the site. This work has not been undertaken and would demonstrate significant non-compliance with the masterplan design guidelines for the site. Refer requirements of the SEPP Kosciusko National Park – Alpine Resort 2007 Cl 14(i)
- Heritage impact statement or assessment in relation to listed heritage item - Kuringgai Alpine Lodge.

Discussion

GFA

The proposal is considered an overdevelopment of the site as it exceeds the Floor Space provision controls. The SEE is attempting to gloss over the GFA non-compliance by cherry picking the definitions that suit their proposal. The SEPP (KAP-AR) 2007, which plays the statutory instrument role in this instance, contains the GFA definition matching that of the Masterplan and contrary to the applicant's argument relying on the standard LEP template definition - which is not applicable to the site. Pursuant to the SEPP and the Masterplan, the proposal is 32% over the permissible floor area for the lodge size.

The applicant argues that 9.6m² per bed over the control is acceptable, however this additional area adds to the bulk and scale of the development. The applicant refers to other approve yet non-compliant development in the vicinity as a basis for their rationale. If DPIE continually allow non-compliance with the floor space controls for the area, it is rendering the control un-enforceable and questions the relevance of it.

The resultant impact of the bulk and scale non-compliance is that the building will be overbearing to pedestrians, experienced not only from KAL but also from the Burrumys road and the half pipe ski area. This is contrary to the intent of the masterplan for new lodge developments on the resort.

View Loss

The lack of information such as accurate and demonstrative photomontages of the development on the landscape prevent full impact assessment.



Image 1: View Loss to KAL by the proposal

Image 1, with red shapes imposed on top roughly shows the building dimensions and view loss as experienced from the kitchen window of KAL. This area is extensively used by club members as they communally prepare meals and catch up throughout all periods of the day and all seasons of the year. This image exemplifies the bulk and scale of the building and the impact that it will have not only from KAL but from Burrarmys Road, the half-pipe ski area (roughly to the west of the development site) and surrounding lodges. This issue has not been addressed adequately by the applicant.

(Note: this has been mocked up without access to 3D drawing software).



Image 2: View Loss to KAL by the proposal

Image 2 is from the front garden of KAL view south, with red shapes imposed to show the approximate impact of the proposal from the KAL site. The information provided by the applicant is inadequate to thoroughly identify the view impact to adjoining sites.

(Note: this has been mocked up without access to 3D drawing software).

Conclusion

The applicant needs to revise the development to reduce its size, bulk and scale and bring it in line with the controls for the site. The development is considered to have a deleterious impact on the views enjoyed by KAL and surrounding sites. The development is considered to not reflect the anticipated character of the site.

Due to the inadequate provision of information a thorough assessment of the proposals impact is unable to be made in relation to heritage impact to KAL, adequacy of stormwater measures included in the design and construction management.

If the applicant requires 24 beds on the site to balance the commercial investment, it is considered that the site size is too small for this use and inappropriate in this instance.

The proposal is contrary to Cl 4.15(1)(e) of the EP&A Act 1979 in its current form and should not be approved.

Please contact me should you wish to discuss.

Regards

A handwritten signature in black ink, appearing to be 'K Lyons', with a stylized, cursive script.

Kate Lyons

Consultant Planner – [REDACTED]

SUB-399

17/8/2021

I object to this development on the following grounds:

Lack of consultation –There has been no consultation from National Parks with our private lodge, Merriment or to our knowledge with any other leaseholder (Ku-Ring-Gai, The Alpine Church etc) about the creation of the lot, which was only registered in 2016.

Inappropriate Location - In the Perisher Range Resorts Masterplan, the proposed development is situated in the “Outer Perisher Valley” area, where development is limited to “replacement, extension or refurbishment” of existing buildings only. Approval has the potential to create a precedent and result in similar new developments on Front Valley.

Noise - The proposed development includes a bar and large outdoor terrace with a spa. Further clarification is required as to whether the bar will be available to the general public, the proposed operating hours, maximum capacity and if live music is planned for the premises. Given its close proximity to other private lodges, concerns are raised over potential noise and anti-social behaviour associated with alcohol consumption and the arrival and departure of guests and patrons.

Restriction of Access and Safety – The oversnow’s usual route in winter is in close proximity to the site. The development will result in vehicles having to run closer to the halfpipe, which will create a bottleneck at a blind corner and raises serious safety concerns when skiing / boarding from Merriment to Front Valley (particularly during the morning run to first lifts). The development is positioned such that it will block free access to Front Valley for all those lodges who currently use Burrarmy’s Road either on skis or by foot, and will cause significant congestion at this area.

In general the development is not in keeping with the general concept of Perisher, which in contrast to resorts like Thredbo, provides a quiet country-like atmosphere which has been enjoyed and preserved by members of the private lodges since the conception of the resort.

SUB-400

17/8/2021

I believe that this is an inappropriate development for the location because...

The traffic moving up and down Burramys Rd will be forced in a South West or Westerly direction impacting on snow activities in and around Front Valley. This is dangerous.

The Lack of consultation and the limited time available to canvass opinion is a disgrace.

In the past, this area has been deemed as not available for a development such as this. I understand that under the Masterplan, development is restricted to repair and maintenance of existing structures. This will create a precedent.

The traffic noise from snowmobiles created in transporting guests to the facility will be troublesome.

The risk of late night intoxicated people in that area is problematical.

Burramys Road is used by many of the Vallys patrons first thing in the morning to ski down to the lifts. This will create a dangerous area.

SUB-401

17/8/2021

I am writing to object to the development proposed as Perisher View. I think this is an inappropriate development considering the scale and the site of this proposed 24 bed lodge. There has been little or no consultation with neighbouring properties and with the environment already under threat, the extent of this development would add to the impact on wildlife, the amenity of the area and the increase in humans into this very fragile system.

This could also be the thin edge of the wedge, if the National Parks are keen to increase the numbers of dwellings in the Perisher Valley area. There should be no further development in this area.

Thank you

Dorothy Jackson

SUB-402

18/8/2021

This proposed development is far too large for the area.

The building impacts both in size & noise over their next door neighbours, the Church to the SE, the lodge to the NW & Merriment Lodge to the E, also the half pipe close by & the beginners slope just to the W.

The proposed development impacts the very busy road access to the Sundeck, other lodges & access to N. Perisher.

This is a very busy area during the Winter months.

SUB-404

Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team, NSW DPIE
Made via NSW Planning Portal

Dear Mark,
RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I am a member of Ku-Ring-Gai Alpine Ski Lodge of 20 year's standing. Our Lodge is a member based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggins Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Ku-ring-gai Alpine Lodge driveway, whilst this version

does not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions.

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Evan Oppen', with a stylized flourish at the end.

Evan Oppen



Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team, NSW DPIE
Made via NSW Planning Portal

Dear Mark,
RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I am a member of Ku-Ring-Gai Alpine Ski Lodge of 13 year's standing (although have been coming down with my family since the late 70's!) . Our Lodge is a member based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Kuringgai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions..

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely

Jeremy Dean

[REDACTED]

[REDACTED]

SUB-406

18/8/2021

Dear Mark

I am a founding member of Ku-ring-Gai Lodge and still active there and skiing 60 years later! I do object to the proposed DA/21/11288 Perisher View lodge, on several grounds. It is too close to the busy Burramurrays Rd set on a tight corner with snow cats powering up the hill to higher up lodges. The building would also obstruct a busy thoroughfare for pedestrian and skiing access, particularly young children who often frolic in this area. It would also obstruct views from our lodge.

The building as proposed, is too high and bulky and in my opinion, out of keeping with the low and unobtrusive style of the current surrounding lodges.

I believe it will also impact the accessibility and serviceability to Ku-ring-Gai Lodge.

Mark, I most strongly object to the current proposal significantly exceeding its allowable floor ratios and heights. My simple reasoning is there are rules and regulations regarding building requirements in the Valley. They are there for the protection and enjoyment of all lodge/property owners in the valley. Previous lodge owners have had to adhere to these regulations, and rightly so, and i therefore think this proposal and subsequent others should not have exceptions made exclusively for them.

Thank you for reading my submission.

Respectfully yours,

Patricia Halliday

SUB-407

18/8/2021

1. Lack of consultation –There has been no consultation from National Parks with Merriment or to our knowledge with any other leaseholder (Ku-Ring-Gai, The Alpine Church etc) about the creation of the lot, which was only registered in 2016.
2. Inappropriate Location - In the Perisher Range Resorts Masterplan, the proposed development is situated in the “Outer Perisher Valley” area, where development is limited to “replacement, extension or refurbishment” of existing buildings only. Approval has the potential to create a precedent and result in similar new developments on Front Valley.
3. Noise - The proposed development includes a bar and large outdoor terrace with a spa. Further clarification is required as to whether the bar will be available to the general public, the proposed operating hours, maximum capacity and if live music is planned for the premises. Given its close proximity to other private lodges, concerns are raised over potential noise and anti-social behaviour associated with alcohol consumption and the arrival and departure of guests and patrons.
4. Restriction of Access and Safety – The oversnow’s usual route in winter is in close proximity to the site. The development will result in vehicles having to run closer to the halfpipe, which will create a bottleneck at a blind corner and raises serious safety concerns when skiing / boarding from Merriment to Front Valley (particularly during the morning run to first lifts). The development is positioned such that it will block free access to Front Valley for all those lodges who currently use Burrarmy’s Road either on skis or by foot, and will cause significant congestion at this area.

1. Lack of consultation –There has been no consultation from National Parks with Merriment or to our knowledge with any other leaseholder (Ku-Ring-Gai, The Alpine Church etc) about the creation of the lot, which was only registered in 2016.
2. Inappropriate Location - In the Perisher Range Resorts Masterplan, the proposed development is situated in the “Outer Perisher Valley” area, where development is limited to “replacement, extension or refurbishment” of existing buildings only. Approval has the potential to create a precedent and result in similar new developments on Front Valley.
3. Noise - The proposed development includes a bar and large outdoor terrace with a spa. Further clarification is required as to whether the bar will be available to the general public, the proposed operating hours, maximum capacity and if live music is planned for the premises. Given its close proximity to other private lodges, concerns are raised over potential noise and anti-social behaviour associated with alcohol consumption and the arrival and departure of guests and patrons.
4. Restriction of Access and Safety – The oversnow’s usual route in winter is in close proximity to the site. The development will result in vehicles having to run closer to the halfpipe, which will create a bottleneck at a blind corner and raises serious safety concerns when skiing / boarding from Merriment to Front Valley (particularly during the morning run to first lifts). The development is positioned such that it will block free access to Front Valley for all those lodges who currently use Burrarmy’s Road either on skis or by foot, and will cause significant congestion at this area.

SUB-410

18/8/2021

I am a member of Ku-Ring-Gai Alpine Ski Lodge of 50+ year's standing. Our Lodge is a member based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Height and Gross Floor Area:

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity.

View Loss:

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding.

Construction Management Impact:

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Kuringgai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions..

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely

Jennifer Edwards

SUB-411

19/8/2021

I object to this submission - see attached letter - not attached to submission

SUB-411

Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team, NSW DPIE
Made via NSW Planning Portal

Dear Mark,
RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I am a member of Ku-Ring-Gai Alpine Ski Lodge of 58 year's standing. Our Lodge is a member based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity.

This commercial development should not be on the ski slopes. This development should be on the other side of Kosciusko Road near transport.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Ku-Ring-Gai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions.

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely

Virginia Armstrong

[REDACTED]
[REDACTED]

SUB-412

19/8/2021

I wish to lodge my objection to the proposal on the following basis:

1. The proposed site is a natural creek, an unsafe location.
2. The development will impact the views enjoyed by the Ku-Ring-Gai Alpine. Lodge.
3. The proposed building does not consider the neighbours.
4. The building significantly exceeds the permissible size (gross floor area) for such developments.
5. The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team, NSW DPIE
Made via NSW Planning Portal

Dear Mark,
RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE



I am a member of Ku-Ring-Gai Alpine Ski Lodge of 40 plus years standing. Our Lodge is a member based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

1. The proposed site is a natural creek, an unsafe location.
2. The development will impact the views enjoyed by the Ku-Ring-Gai Alpine. Lodge.
3. The proposed building does not consider the neighbours.
4. The building significantly exceeds the permissible size (gross floor area) for such developments.
5. The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

1. **The proposed site is a natural creek as can be seen by the contour lines on the maps included in the Perisher Views Statement of Environmental Effects Version 1.0.** Map & Survey (2020) Land Engineers Surveyors “Airmap” shows the building will build down into a natural watercourse and redirect the overland flows. With increasing extreme weather events moving forward this will be very problematic, especially for the Ski Patrol Hut and the Church. The above photo is the exact location the Perisher Views Commercial Lodge is proposed to be located.

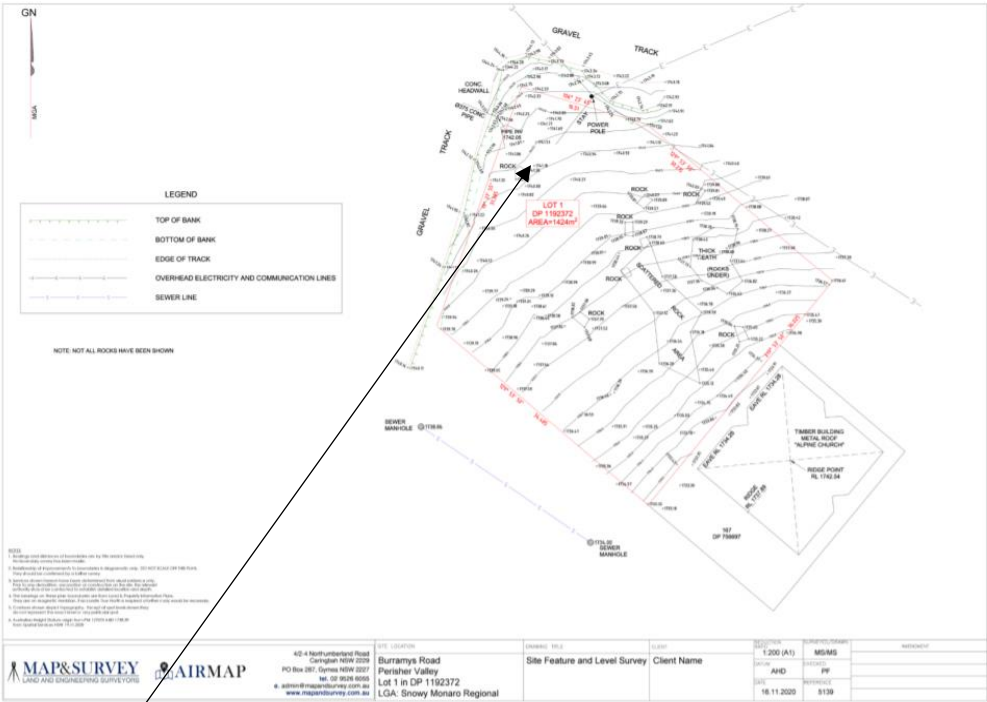


Figure 2. Survey Plan (Map & Survey 2020)





This photo shows the North East side of Burramys Road where the Perisher Views Commercial hotel is proposed to be located. This turns into a creek in fast water downfalls.



2. The development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge,

The view is across the valley but largely down into the village to observe the skiing, people, lifts and general interesting village life. The proposed building will block the village and lifts etc. The submission indicates it will only block a small amount of the view by a misleading diagram on page 24 (Perisher Views Statement of Environmental Effects Version 1.0), showing an arrow where the view is lost. The whole view of the valley floor and ski life will be lost. Page 28 says it will not impact views and this is incorrect.

If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding.

3. The proposed building does not consider the neighbours.

The large verandah for the commercial lodge is facing the bedrooms of Ku Ring Gai Alpine Lodge which will create agitation between the two lodges due to noise at night, especially in summer months.

4. The building significantly exceeds the permissible size (gross floor area) for such developments.

Height and Gross Floor Area_The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burrumys Road and is incompatible with the size of developments in the vicinity.

5. The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Construction Management Impact. The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Kuringgai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions..

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely
Narelle Fay



SUB-413

19/8/2021

RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I am a member of Ku-Ring-Gai Alpine Ski Lodge for over 59 years. Our Lodge is a member based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggins Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Kuringgai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions..

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

SUB-414

19/8/2021

I object to it based on the size of the development, the impact on views from Kuringai Alpine Lodge and disruption during construction and potential impact on the access road for serviceability of Kuringai Alpine lodge during construction.

SUB-414

Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team, NSW DPIE
Made via NSW Planning Portal

Dear Mark,
RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I am a member of Ku-Ring-Gai Alpine Ski Lodge of 52 year's standing. Our Lodge is a member based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burrumys Road and is incompatible with the size of developments in the vicinity.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Kuringgai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been

thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions..

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely
Terry Bisley

██████████ Mt Ousley NSW 2519

██████████

SUB-415

19/8/2021

I am a member of Ku-Ring-Gai Alpine Ski Lodge of 42 year's standing. Our Lodge is a member based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Kuringgai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions..

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely

SUB-416

19/8/2021

"And attached that includes the photo referred to below

The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge.

Built in 1961, Ku-Ring-Gai Lodge is a member-based ski lodge with a thriving member base of which I am a second-generation member.

I wish to lodge my objection to the proposal on the following basis:

- Perisher Range resorts master plan – Outer Perisher schedule 2

(1) Permitted land use

(2) The building significantly exceeds the permissible size (gross floor area) and

- View loss - The development will impact the front valley open views from Ku-Ring-Gai Alpine Lodge;
- Accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge. During Winter months NSW Emergency services, ELGAS and Hans Over snow need safe and easy access.
- Destruction of Vulnerable and Protected Flora and Fauna Habitat for Broad Toothed Rat and Wombat.

Permitted Land Use

The Perisher Range Resorts Masterplan 6.2 "Area Objectives and Principles" states Development will occur as replacement, extension or refurbishment of existing premises. Buildings will be of small scale and fit within the tree canopy. They will be designed to blend with the natural environment.

There will be no additional development on the ridges, the open valley areas or in places that will disrupt the skyline when viewed from the Perisher Valley Central Area and the approaches to the resort".

(Page 56 of the Perisher Range Resorts Master Plan 2001).

The Perisher Range Resorts Masterplan - Schedule 2 Section 1 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permitted land use:

Extensions / refurbishment of private lodges and commercial accommodation.

There is no scope for new buildings within Perisher Valley outer precincts. If approved a precedent for new development will be created.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of MAXIMUM 25m² per bed (which equates to 600m² for this project).

The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed).

Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity. It dwarfs the Alpine Church directly below.

View Loss

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts objectives are to protect and enhance existing view corridors.

The masterplan also states that neighbouring parties are to be involved in the design consultation process to ensure that amenity is maintained. As far as I am aware there has been no consultation with Ku-ring-gai Alpine Lodge.

The proposal will block the open views from the Ku-ring-Gai communal kitchen which is used by lodge members throughout all times of the day and all seasons of the year.

Accessibility and Serviceability

I am concerned how Emergency Services and utilities such as Hans Over snow and ELGAS (snowcat with GAS trailer) will be able to access Ku-ring-gai Alpine Lodge safely.

The proposed building appears to be positioned with no set back from Burramys Road on the Northern side. With heavy snow it can be difficult access for Over snow vehicles with limited room to manoeuvre. (Please see attached photo)

Protected and Vulnerable Flora and Fauna

The DA21/11288 Biodiversity Assessment report states that evidence of the vulnerable Broad -Toothed Rat was observed as well as an active Wombat Burrow.

The Vulnerable Broad Toothed Rat is indeed alive and active in this site.

They have been found inside neighbouring Ku-ring-gai Alpine Lodge during the winter months.

The biggest threat to this vulnerable species is Habitat loss, fragmentation and degradation from roads, ski runs and buildings.

Wombats are protected and relocating one is illegal. A relocated wombat will most likely be killed by predators or other wombats protecting their territory.

Conclusion

In summary, I believe the proposed development is inappropriate for the site.

It does not comply with the Perisher Range Resorts Master Plan planning controls developed for the Perisher Outer Precinct and the destruction of habitat for vulnerable and protected flora and fauna means that I strongly oppose the proposal.

Yours Sincerely

[REDACTED]
[REDACTED]

18 August 2021

Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team, NSW DPIE
Made via NSW Planning Portal

Dear Mark,

RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge.

Built in 1961, Ku-Ring-Gai Lodge is a member-based ski lodge with a thriving member base of which I am a second-generation member.

I wish to lodge my objection to the proposal on the following basis:

- Perisher Range resorts master plan – Outer Perisher schedule 2
 - (1) Permitted land use
 - (2) The building significantly exceeds the permissible size (gross floor area) and
- View loss - The development will impact the front valley open views from Ku-Ring-Gai Alpine Lodge;
- Accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge. During Winter months NSW Emergency services, ELGAS and Hans Over snow need safe and easy access.
- Destruction of Vulnerable and Protected Flora and Fauna Habitat for Broad Toothed Rat and Wombat.

Permitted Land Use

The Perisher Range Resorts Masterplan 6.2 “Area Objectives and Principles” states

Development will occur as replacement, extension or refurbishment of existing premises. Buildings will be of small scale and fit within the tree canopy. They will be designed to blend with the natural environment.

There will be no additional development on the ridges, the open valley areas or in places that will disrupt the skyline when viewed from the Perisher Valley Central Area and the approaches to the resort”.

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Extensions / refurbishment of private lodges and commercial accommodation.

There is no scope for new buildings within Perisher Valley outer precincts. If approved a precedent for new development will be created.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of MAXIMUM 25m² per bed (which equates to 600m² for this project).

The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed).

Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity. It dwarfs the Alpine Church directly below.

View Loss

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts objectives are to protect and enhance existing view corridors.

The masterplan also states that neighbouring parties are to be involved in the design consultation process to ensure that amenity is maintained. As far as I am aware there has been no consultation with Ku-ring-gai Alpine Lodge.

The proposal will block the open views from the Ku-ring-Gai communal kitchen which is used by lodge members throughout all times of the day and all seasons of the year.

Accessibility and Serviceability

I am concerned how Emergency Services and utilities such as Hans Over snow and ELGAS (snowcat with GAS trailer) will be able to access Ku-ring-gai Alpine Lodge safely.

The proposed building appears to be positioned with no set back from Burramys Road on the Northern side. With heavy snow it can be difficult access for Over snow vehicles with limited room to manoeuvre. (Please see attached photo)



Protected and Vulnerable Flora and Fauna

The DA21/11288 Biodiversity Assessment report states that evidence of the vulnerable Broad -Toothed Rat was observed as well as an active Wombat Burrow.

The Vulnerable Broad Toothed Rat is indeed alive and active in this site.

They have been found inside neighbouring Ku-ring-gai Alpine Lodge during the winter months.

The biggest threat to this vulnerable species is Habitat loss, fragmentation and degradation from roads, ski runs and buildings.

Wombats are protected and relocating one is illegal. A relocated wombat will most likely be killed by predators or other wombats protecting their territory.

Conclusion

In summary, I believe the proposed development is inappropriate for the site.

It does not comply with the Perisher Range Resorts Master Plan planning controls developed for the Perisher Outer Precinct and the destruction of habitat for vulnerable and protected flora and fauna means that I strongly oppose the proposal.

Yours Sincerely

[Redacted Signature]

Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team, NSW DPIE
Made via NSW Planning Portal

Dear Mark,
RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I am a member of Ku-Ring-Gai Alpine Ski Lodge of approximately 50 year's standing. Our Lodge is a member based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposed building is of significant height and would be an imposing edifice on the landscape and the environment. It also significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Kuringgai Alpine Lodge driveway, whilst this version does

not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions..

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely

John Mellen

[REDACTED]

[REDACTED]

[REDACTED]

SUB-418

19/8/2021

and Attachment - site map

I object to the development as it stands.

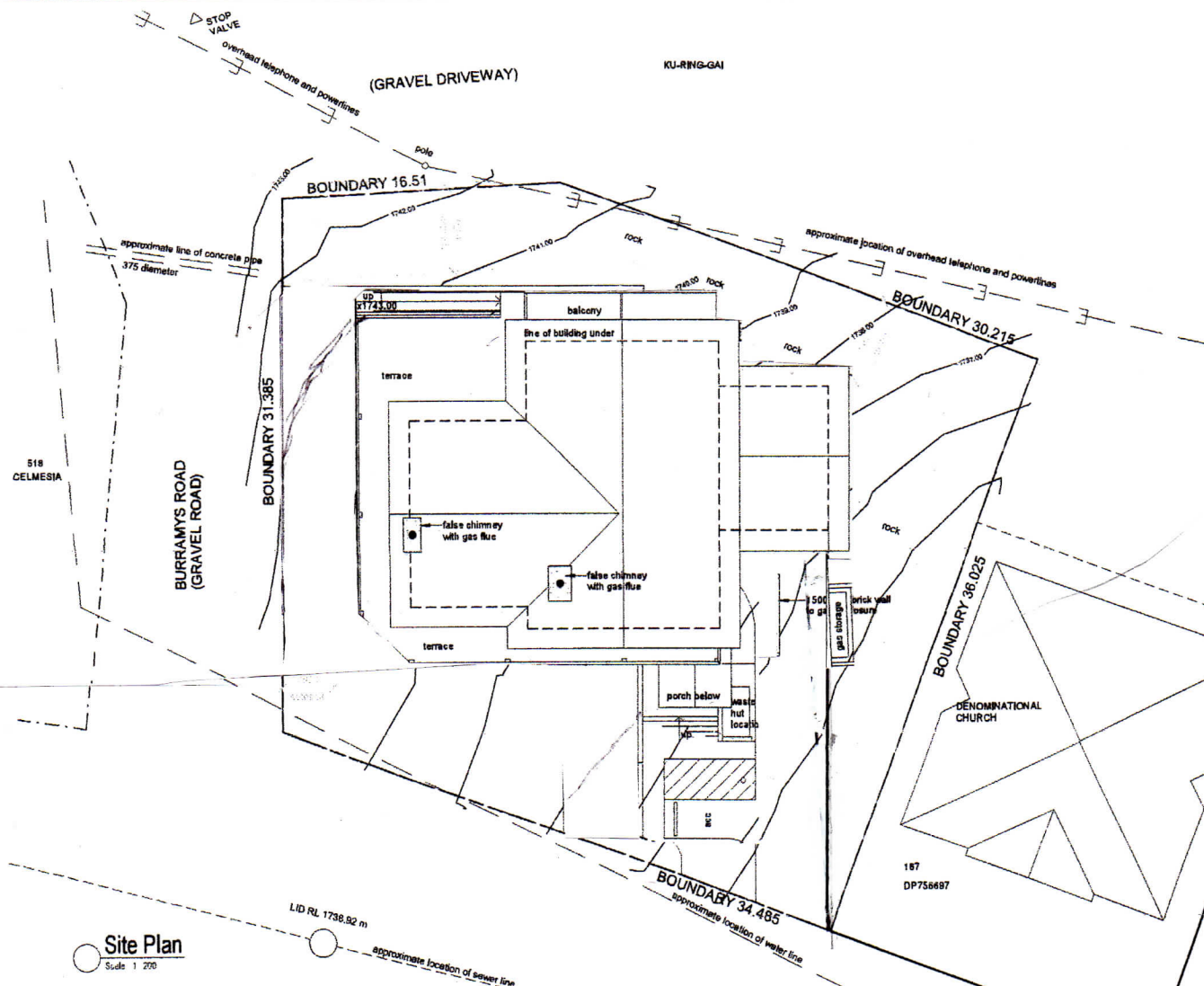
1/ The position as marked on Plans is too close to Burramys Road. As advised in my objection to the previous Development Application the access to passing skiers, boarders and walkers will still create problems when snow cats pass. Snow cats would also take up a significant area when loading and unloading guests for PV.

I would like to see the building moved across the site say 5meters closer to the church. While this is not a substantial distance the line of sight for all concerned would be an improvement and the extra space available for passing traffic very beneficial to all.

The actual development design is considered acceptable and much improved on the previous one.

The Geotechnical Report I thought should have included comment on the proximity on the Ski Tube Tunnel which is adjacent to the site. Refer to DP 1085248 and possibly the bricks and metal found in one of their test digs may be part of an old air-vent for the tunnel construction.

A development of this nature is required to better the operations of Perisher overall with both Winter and Summer opportunities.



NOTE
 - This drawing is the property of Borst & Co. Architecture
 - Do not reproduce or use in whole or part without written permission
 - Refer to figures dimensions only, do not scale.
 - Verify dimensions on site where appropriate.
 - While our services to Architects before proceeding.
 - To be used in conjunction with other drawings in this set.
 - Consult drawings and project specifications.

REVISION	No.	Date	Description

date of plot: 15/07/2021 1:54:34 PM
 project: Pencher Lodge
 at: Pencher View Lodge, Pencher Valley
 NSW 2624
 Registered Plan, Lot 1 Plan DP11923
 Fields Identifier 1/118237.2
 Registered Lease AL753309
 for: Gasconades Pty Ltd
 plans: 20/17
 stage: Development Application
 sheet: Site Plan
 drawn by: h.d.
 approved: GB

borst & co.
 architecture
 40/41 GERRARD ST
 MELBOURNE VIC 3048
 03 9412 1234
 03 9412 1235
 03 9412 1236
 03 9412 1237
 03 9412 1238
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 03 9412 1240
 03 9412 1241
 03 9412 1242
 03 9412 1243
 03 9412 1244
 03 9412 1245
 03 9412 1246
 03 9412 1247
 03 9412 1248
 03 9412 1249
 03 9412 1250

scale: 1:300
 sheet: DA_01

FIVE METER CHOSER TO CHURCH.

SUB-419

DA21/11288 Perisher Valley

Attachment to Objection submitted by Pamela Woodman

Dear Sir/Madam

I am simply aghast and appalled at what is being planned in front of Ku-ring-gai overlooking Perisher Valley. We all have been enjoying 60 years of the wonderful outlook and was told at that time that there would be no building close to us by Neville Gare, the Park Superintendent who officially opened Ku-ring-gai.

I do not wish to see the back side of a most unsuitable and unattractive building which has been literally squeezed in and is not in keeping with the alpine area. It is a great big blot on our beautiful area.

Now that the Snowy Mountains SAP Draft Master Plan has been released why not consider another area which would give this lodge more room and extra room for garaging cars.

It is far too close to Burramys Road and does not allow room for cars, delivery trucks and snow cats to Ku-ring-gai, let alone the many skiers rushing past. Also, it is a tricky exercise in getting a snow cat trailing a heavy and huge gas cylinder into Ku-ring-gai for our gas deliveries.

We have enjoyed the view we have from our kitchen of overlooking front valley through the snow gums but this would disappear.

The area directly in front of Ku-ring-gai has been a very popular spot, and we have been very happy in sharing it for photo and TV shoots with many people over the years.

I have knowledge and have seen photos that when we have a downpour of rain it becomes like a torrent down the hill and would cause subsidence straight into whatever building is there and washing it down the hill.

It is the home of longstanding residents, the wombat family who have been there for many years. If the Perisher Half Pipe at Leichhardt could not proceed because of an alpine skink then surely this area should remain untouched.

Why is it that someone can just suddenly waltz in and enjoy what we have had since 1962. We lined up outside the Park Trust in Sydney on many occasions hoping to acquire this site.

Oh, for a head lease.

Yours sincerely,

Mrs Pamela Woodman

19 August 2021

Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team, NSW DPIE
Made via NSW Planning Portal

Dear Mark,
RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI
LODGE

I am a member of Ku-Ring-Gai Alpine Ski Lodge of 56 year's standing. Our Lodge is a member based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at

879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity.

Winter solstice shadow diagrams show a large shadow cast over Burramys Rd at 9am, making the road icy and hazardous at the busiest time of the day, when walkers and skiers are using the road to access Perisher Village.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Ku-ring-Gai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been

thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions..

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely,
Zadia Armytage

A black rectangular redaction box covering the signature area.

Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team, NSW DPIE
Made via NSW Planning Portal

Dear Mark,
RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I have been a member of Ku-Ring-Gai Alpine Ski Lodge for 55 years. Our Lodge is a ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments.
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge.
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity.

The problem with the proposed development is the imposition of a commercial lodge of such bulk within a nest of private lodges that have enjoyed the condition of an existing use for a considerable period of time. The only protection these lodges have against inconsiderate development is the PRRMP. To increase the floor space for a 24-bed lodge from 600 to 879 sqm - a mere 46% increase – renders the proposal unworthy.

Also if one adopts the basement level of 1737.5 the roofline is clearly in excess of the 10m. height restriction.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding.

The siting of the lodge on the high ground in the northwest corner of the lot whilst optimising its view hardly nestles the development into the slope as suggested. All it does is block out the westward outlook from Ku-Ring-Gai and provide a wall for the northern lodges to enjoy.

The proposed location also severely impacts on the access to Ku-Ring-Gai for both over snow transport and skier entry.

Also, the lodge's proximity to the highly trafficked Burrumys Road, the half pipe and the intersection with the access road to Ku-Ring-Gai could all combine for a dangerous situation.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Ku-Ring-Gai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions.

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely
Michael Sams

A solid black rectangular box used to redact the signature of Michael Sams.

19.08.21

SUB-423

Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team, NSW DPIE
Made via NSW Planning Portal

Dear Mark,
RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I am a member of Ku-Ring-Gai Alpine Ski Lodge of 58 years standing. Our Lodge is a member based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.
- The siting of the proposed lodge is totally contrary to the design concept on which the Perisher valley resort was established, I.E. that lodges be distanced from each other and separated by native vegetation, NOT be built on top of each like a slum development.
- There is substantial doubt about the legality of the lease.
- The scale of development is oversize in comparison with the small scale generally prevailing on the northern side of the valley. □
- Commercial accommodation has I understand, as a matter of policy, generally been confined to the southern side of the valley and that should as a matter of practical logistics [e.g. provision of services & emergency access] continue to be the case

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Ku ring gai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions..

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely, David Kennedy.

A black rectangular box redacting the signature of David Kennedy.

18.08.21.

SUB-424

19/8/2021

I strongly object as this location is not fit for this proposal. Safety and access to nearby lodges will be affected and there the noise from this outrageous proposal will effect others.



18.8.2021

Jeff R, Jonas, B. Arch.

████████████████████
████████████████████
Paddington NSW 2021.

Phone ████████████████████

Mark Brown
Alpine Resorts Assessment Team, NSW .
alpineresorts@planning.nsw.gov.au

RE: DA21/11288 of Geoanalysis Pty Ltd.
My objection to Development Application for Proposed Commercial Lodge
adjacent to the Ku-ring-gai Alpine Lodge at Perisher Valley.

I am dismayed and concerned that the site in question at Perisher Valley is again being offered to the public for development and long term leasehold possession in the year 2021 ...at a time when the endless increase in human

population so clearly indicates the vital necessity to preserve from commercial development all the limited unbuilt-on crowded front valley area of Perisher at the base of the T Bars, Chair lifts, Poma tows, Beginners Slope, Beginners skis classes area, Snow Board and Ski Pipes facilities.

I was one of the members and the architect for the design and construction of the Ku-ring-gai Alpine Lodge 60+ years ago in 1961 and I am still a member of Ku-ring-gai ski club, so believe that I have some knowledge of the detrimental impact that the proposed lodge will have on Perisher Valley's current and future needs for open space .

In 1961 I was immensely fortunate to have had the opportunity to develop such a site as the "Ku-ring gai Site No1 in the Sundeck Area" as it was defined in those early days of skiing, but even so I was concerned then that the site boundaries were such that I believed that any building on the site would be a visual encroachment onto the pristine Perisher Valley skiing slope, so was able to convince Neville Gare the Kosciusko State Park Superintendent and Jim Govern the KSP Ranger that it would be beneficial to those experiencing the enjoyment of skiing then, and in the future, if the we were to move the allocated site down below the ridge of the spur, rather than on the position allocated by the site boundaries.

It is to the great credit and the foresight of those two KSP authorities that they agreed with my proposed site amendment and it was agreed that I would survey and peg out my recommended building location and that the boundaries of the site would then be adjusted to suit that location. (See photo of and me pegging out the proposed northern corner of the Ku-ring-gai Alpine Lodge building on a cold and bleak Spring day all those years ago.).

So you can understand my concern and dismay that the site location and the size of the Commercial Building being proposed to be developed now in 2021 is the very antithesis of everything desirable.

That this lease should be proposed now to encroach upon the vitally needed open space in Perisher's Front Valley, at a time when the disastrous expansion of our human race has pushed world population from Three Billion as it was in 1961 when I designed the Ku-ring-gai Ski Club ...to today's Eight Billion human population. I must ask is this a logical

and wise decision to crowd the only remaining open space in Perisher's Front Valley with the obstruction of a new Commercial Ski Lodge building that was never originally proposed for this site ? I think not. !!

I recommend that this vital site area in question be clearly defined as OPEN SPACE reserved for the enjoyment of all the present, and ever increasing future generations of Australians wishing to enjoy the alpine glory of Perisher Valley and the Kosciusko State Park.

As requested, I declare that I have made no reportable political donations in the past 2 years.

Yours Sincerely

Jeff. R. Jonas.

CC: Ku-ring- gai Alpine Lodge

Jeff Jonas Architect : 1960 Pegging out Ku-ring-gai Alpine Lodge Northern corner.



19/8/2021

I strongly object to the application for the following reasons:

1. Lack of consultation –There has been no consultation from National Parks with Merriment or to our knowledge with any other leaseholder (Ku-Ring-Gai, The Alpine Church etc) about the creation of the lot, which was only registered in 2016.
2. Inappropriate Location - In the Perisher Range Resorts Masterplan, the proposed development is situated in the “Outer Perisher Valley” area, where development is limited to “replacement, extension or refurbishment” of existing buildings only. Approval has the potential to create a precedent and result in similar new developments on Front Valley.
3. Noise - The proposed development includes a bar and large outdoor terrace with a spa. Further clarification is required as to whether the bar will be available to the general public, the proposed operating hours, maximum capacity and if live music is planned for the premises. Given its close proximity to other private lodges, concerns are raised over potential noise and anti-social behaviour associated with alcohol consumption and the arrival and departure of guests and patrons.
4. Restriction of Access and Safety – The oversnow’s usual route in winter is in close proximity to the site. The development will result in vehicles having to run closer to the halfpipe, which will create a bottleneck at a blind corner and raises serious safety concerns when skiing / boarding from Merriment to Front Valley (particularly during the morning run to first lifts). The development is positioned such that it will block free access to Front Valley for all those lodges who currently use Burramy’s Road either on skis or by foot, and will cause significant congestion at this area.

19/8/2021

I object to the application for the following reasons:

1. Lack of consultation –There has been no consultation from National Parks with Merriment or to our knowledge with any other leaseholder (Ku-Ring-Gai, The Alpine Church etc) about the creation of the lot, which was only registered in 2016.
2. Inappropriate Location - In the Perisher Range Resorts Masterplan, the proposed development is situated in the “Outer Perisher Valley” area, where development is limited to “replacement, extension or refurbishment” of existing buildings only. Approval has the potential to create a precedent and result in similar new developments on Front Valley.
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The Chairman
Yaraandoo Ski Club Cooperative Limited
Burramys Road
Perisher Valley
NSW 2624

OBJECTION TO DA 21/11288 PERISHER VIEW SKI LODGE

Yaraandoo Ski Club Cooperative Limited Board of Directors has voted to object on behalf of its 70 plus members, and in the strongest terms,

to the Development Application DA 21/11288 by Perisher View Ski Lodge Pty Ltd, a private company, because:

1. The DA [21/11288](#) breaches the Perisher Range Resorts Master Plan (PRRMP) December 2001 Chapter 6 which restricts development in Perisher North Outer Precinct to "Replacement, Extension, or Refurbishment";
2. The site Lot 1, DP 1192372 was registered in 2016 in spite of the PRRMP of 2001 (DA 6940 Statement of Environmental Effects 2018);
3. The site was sold (RealEstate.com.au) 27 July 2017 as Lot 5, DP 756697 (the original Perisher View site at Pipers Gap) (NSW-Land Registry Services LRS);
4. The Lease for a commercial lodge was granted for Lot 1, DP 1192372, 5139 Burramys Rd (DA 6940 Application 19 September 2018);
5. Lot 1, DP 1192372 is not available on NSW-Land Registry Services LRS;
6. Perisher View Ski Lodge was designed as a commercial lodge (apartment building), not a ski lodge (DA 6940) – and in breach of PRRMP;
7. It has been redesigned and DA 21/11288 identifies as 'hybrid' but still a commercial lodge;
8. Totally in conflict with the character of the neighbourhood;
9. Destroys the social dynamics of Sundeck Hill and its connection with Village Central – outlook, views, skiing, walking;
10. The building will eliminate the existing over-snow route up the fall-line from the church past Merriment Lodge;
11. Increases the risk of local people who are skiing, walking, playing etc to conflict with over snow traffic;
12. With the advent of the halfpipe the competition for space on Sundeck Hill is fierce and the over-snow operation is not winning!
13. Increases the risk of over-snow operations being re-located to the northern side of Sundeck Hill around Yaraandoo;
14. Which would destroy Yaraandoo members' enjoyment of the tranquillity for which that site was chosen 60 years ago;
15. And would eliminate members' and guests' ability to ski-in, ski-out;
16. And would compromise the safety of the 519 population (25 lodges and Sundeck Hotel) in emergency situations (see Annexure);
17. Will increase the cost of over-snow transportation - up to possibly triple for lodges closest to Perisher Central Village (see Annexure);
18. Will increase the risk of serious over snow vehicle skier collision skier at the continually busy and visually impaired skier road crossing adjacent to Fjeldheim ski Lodge below Pretty Valley chair lift.

20 August 2021

Yaraandoo Ski Club Pty Ltd

Chairman/Director: Martin French

OBJECTION – DA 21/11288 PERISHER VIEW SKI LODGE Pty Ltd

This building would eliminate the existing fall-line over snow route above the church past Merriment.

The population of Perisher North Central Precinct is 531 beds.

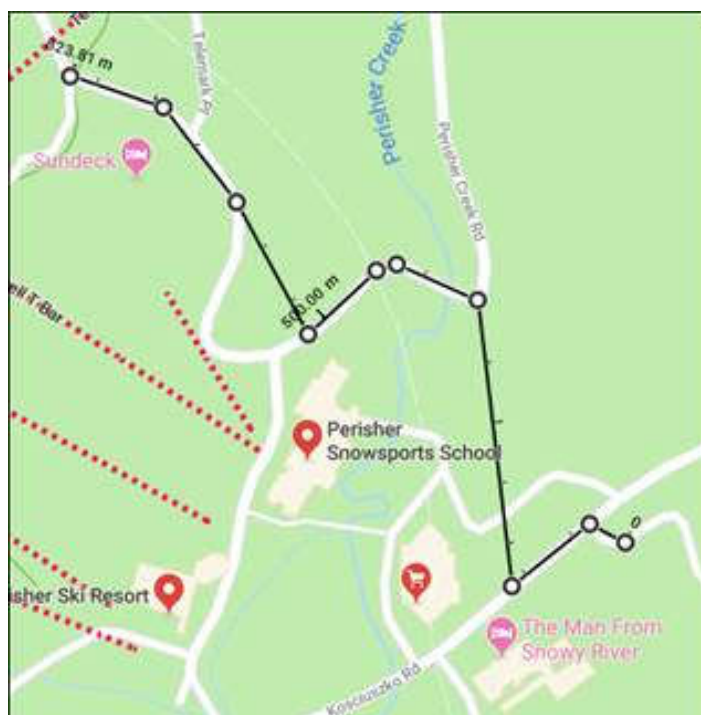
In the event of a fire or other emergency during winter the emergency vehicle must get from the fire station to the location in the shortest possible time.

I nominate the top of the hill near Sundeck (Cnr. Burramys Road and Raven Place) as a representative destination for the emergency vehicle because within 200M of that intersection is more than half the winter population of North Central Precinct – 291 beds:

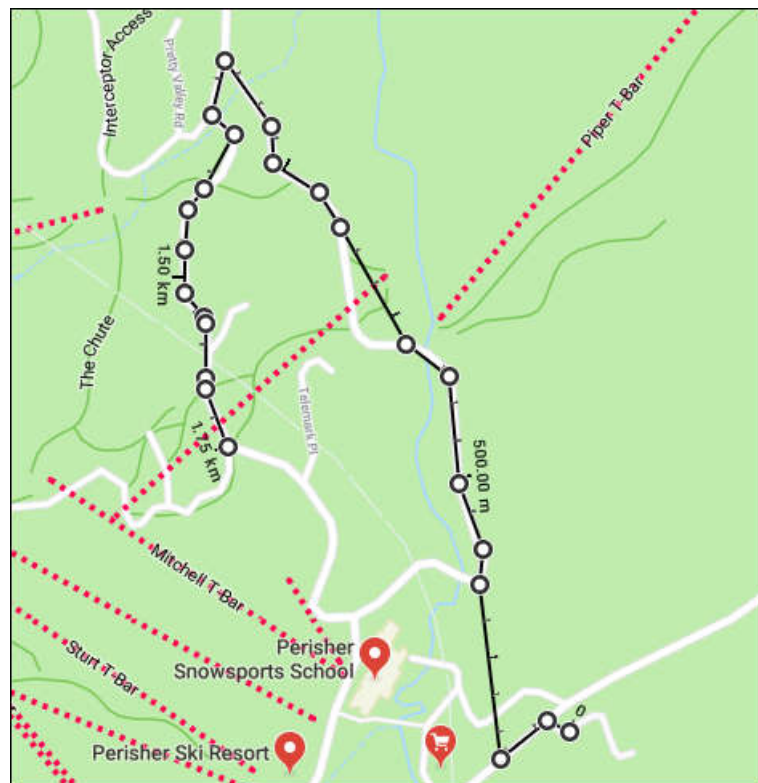
- Sundeck (90),
- Canberra Alpine (46),
- Technology (30),
- Cooma (28),
- Dulmison (24),
- Kandahar (22),
- Karralika (22),
- Cronulla (21)
- Edelweiss (8),

Using Google Maps for the estimates below:

The existing over-snow route up the hill past Merriment distance is 820M:



If the emergency vehicle has to enter the precinct from the North Perisher side it must travel 1750M to reach the same location:



By any measure, the escalation of risk by having to travel another kilometre is unacceptable.

- Sundeck Hotel burnt down 1960.
- Orana Lodge burnt down 1964.

The existing over-snow route must be preserved.

SUB-431

20/8/2021

"DA 21/11288 Perisher View, Perisher Valley, Ski Lodge Submission

I am objecting to this proposed development.

The proposed development was not included in the 1997 Perisher Range Resorts Village Master Plan and Environmental Impact Statement prepared for the National Parks and Wildlife Service by Kinhill Pty Ltd.

This indicates that the Lease area has only recently been made available and not disclosed to the public. The Church and the Ski Patrol Lodge were included in that development proposal. I object to this site being made available for this development.

The proposed development overshadows the Church and is detrimental to the visual amenity of the front valley ski area.

In summary the proposed lodge is in the wrong place."

SUB-432

20/8/2021

"As a member of Ku-ring-gai Alpine lodge since 1965 & the Club Architect since 1980, I have a thorough understanding of the site proposed for the commercial development & I object to it on the following grounds:

- * Poor siting of decks outside the main living areas. Although the building has been rotated since its last iteration, it still proposes outdoor decks right up to the Burrmys road boundary. They will be set at a height that permits visual access both from the decks & through the open balustrading from road from ALL pedestrian & vehicular traffic. This is not conducive to relaxing usage for the occupants & certainly not for the large spa that is planned on the NW corner of that main deck. This is simply a noisy & very public place for the lounge to look out from & is located RIGHT ON THE BOUNDARY which magnifies the 'corridor effect' against Burrmys road.

- * I notice the 'south' stone chimney is STILL located in a roof valley, which is bad Alpine building practice; snow will collect on the up-roof side which will lead to drainage problems, snow will bank, melt against the 'warmer' stonework of the chimney & eventually penetrate into the core of the flue & hence roofspace below.

- * The proposal is still poorly massed when viewed from the south/ main ski slopes. It is essentially 3 storeys high facing the All denominational church & very prominent.

- * The main roof & the South/ garage wing STILL fall directly into the open space below which is will hinder/ make difficult access to that garage after

every snow fall, not to mention the potential danger to ALL persons below from very common icicle formation.

- * The proposal exceeds the permitted GFA.

Yours faithfully

Jason Reid (Retired Architect)."

SUB-433

20/8/2021

"For over 50 years I have been a member of a ski lodge situated further up the hill from Sundeck Hotel.

Burramys Road is used in winter by people from numerous lodges (more than 20) to access the Centre Valley ski lifts, the shops and the SkiTube.

It is a very busy road – walkers and skiers coming down the road have to avoid the oversnow transport vehicles (as well as fast moving ski-doos).

The proposed development is situated at a curve in the road where visibility is poor. Extra people and vehicles will lead to an increased danger of collisions.

The proposed lodge will be built on an area that skiers and walkers regularly use in order to safely negotiate their way to the ski centre and lifts.

A commercial lodge development is way out of character for this area which has been traditionally for club lodges.

The Alpine Church - This development will significantly overshadow the Alpine Church. The Church was completed in 1976, built by many years of toil by volunteers. The location was chosen for its PEACEFUL and NATURAL surroundings. The Church is a visible and welcoming island of calm, set in an open field of white snow. A towering structure above it would destroy its visibility and therefore its significance in the valley. The heritage values of the area and the needs of the community must be taken into account."

SUB-434

20/8/2021

"I strongly object to this development application for the following reasons:

Lack of consultation –There has been no consultation from National Parks with Merriment or to our knowledge with any other leaseholder (Ku-Ring-Gai, The Alpine Church etc) about the creation of the lot, which was only registered in 2016.

Inappropriate Location - In the Perisher Range Resorts Masterplan, the proposed development is situated in the "Outer Perisher Valley" area, where development is limited to "replacement, extension or refurbishment" of existing buildings only. Approval has the potential to create a precedent and result in similar new developments on Front Valley.

Noise - The proposed development includes a bar and large outdoor terrace with a spa. Further clarification is required as to whether the bar will be available to the general public, the proposed operating hours, maximum capacity and if live music is planned for the premises. Given its close proximity to other private lodges, concerns are raised over potential noise and anti-social behaviour associated with alcohol consumption and the arrival and departure of guests and patrons.

Restriction of Access and Safety – The oversnow's usual route in winter is in close proximity to the site. The development will result in vehicles having to run closer to the halfpipe, which will create a bottleneck at a blind corner and raises serious safety concerns when skiing / boarding from Merriment to Front Valley (particularly during the morning run to first lifts). The development is positioned such that it will block free access to Front Valley for all those lodges who currently use Burrarmy's Road either on skis or by foot, and will cause significant congestion at this area.

I trust that this application is denied for the above reasons."

SUB-435

2/35a Fox Valley Rd
Wahroonga NSW 2076
20th August 2021

Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team, NSW DPIE
Made via NSW Planning Portal

Dear Mark,
RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I am a member of Ku-Ring-Gai Alpine Ski Lodge of 48 year's standing. Our Lodge is a member based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge.

I note the list of formal non-compliances of the DA prepared by town planner Kate Lyons and submitted on behalf of Ku-Ring-Gai Alpine Lodge and wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.
- Potential for car parking congestion along Burrarmy's Rd and on the access road to Ku-Ring-Gai Alpine Lodge.
- Narrowing of the transport corridor along Burrarmy's Rd for vehicular, skier and pedestrian movement.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burrarmys Road and is incompatible with the size of developments in the vicinity.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the

building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Kur-Ring-Gai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions.

Car Parking

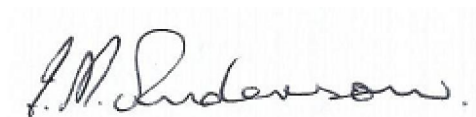
There does not appear to be any provision for car parking associated with the lodge. With the proposed increase in summer tourism in the park there is a strong likelihood that the lodge will attract substantial car-based visitation. In this situation, excess car parking would likely occur along Burrarmy's Rd and on the driveway into the Ku-ring-gai lodge thus blocking access to its members.

Burrarmy's Rd

The proposed lodge is located close to Burrarmy's Rd which is a busy corridor for vehicular, skier and pedestrian traffic to lodges on the northern side of the valley. The constriction of this corridor will compromise usage and safety in what is already a difficult sloping corner in the road. In addition, possible car parking along the road in summer will narrow the access even further.

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'I. M. Anderson'.

Ian Anderson



SUB-436

20/8/2021

"Submission for DA 21/11288 (Pan 122525)

Perisher View Lodge Perisher Valley

This is a sensitive site for any development. Set as it is on Front Valley, and adjacent to the Alpine Church, this lease requires any development to be sympathetic and indeed as discreet as possible.

The closest neighbour, The Alpine Church, an all-denominational church, has a significant place in the lives of the Perisher community. The location of the church was a deliberate decision for the building to enjoy a commanding position on Front Valley. It is the highest church building in Australia and is used weekly for services as well as for Baptism's, Funerals and Weddings.

The history of this significant building is well documented with the foundation stone set by the then Chief Justice of Australia and the dedication by the Governor of NSW.

The Trustees and I have had ongoing input into the past DA. Submissions have particularly focused on pushing any development back as far as possible on the site, having it face Burrumys Road on the highest section of the lease and locating any development as far as possible away from the church. The Ski Patrol building on the eastern side was for this reason set well back so as not to dwarf the church in any way.

We acknowledge the welcome changes made to this DA following the significant comments made for the original DA. Some of the earlier concerns raised have been adopted but the comments below set out other matters that need to be addressed before any building should take place.

I list these in point form.

- We propose moving the building 2 metres further uphill and therefore further from The Alpine Church. This would still provide for a 3 metre buffer from the northern boundary of the lot.
- The service area would then be further away from the entry to The Alpine Church, creating less noise from vehicle movement.
- The winter solstice at 3pm diagram casts a full shadow over the western church window. Moving the building further uphill would reduce this impact.
- Proposed groundwater runoff remains a significant problem for the church. It is proposed that the pipe beneath Burrumys Road be diverted to the south of the lot. This has potential to make runoff worse for the front of the church, resulting in runoff -flow directly in front of the entry for winter attendees.
- Flora and Fauna: We are concerned that the wombat burrow is active on the site, and development would adversely interfere with this protected species. The endangered species, The Alpine-She-oak Skink is confirmed as possibly existing on the site, but no field study has taken place to verify its existence. This must take place before building is

approved. The same applies for the Broad Toothed Rat, a vulnerable species which the study confirms is known to be resident on the site.

- Finally, I am concerned about the building's bushfire zoning. The site is identified as being on "bushfire prone land". The report states that any conclusions are based on annual max FFDI of 20-40, values over the past 70 years with a suggested value of some 43. This does not take into consideration climate change and the significant increase to bushfire probability over the coming years, see the IPPC report and note the recent the devastating fires in SE NSW. I note that the building is designed for a Bal 29 code but there is considerable value in a code of Bal 40 (flame zone) being enforced. The building will in be used more frequently in summer, increasing the risk to guests, despite having a resident manager.

Graham Morrison (Rev)

Chaplain; Perisher & Snowy Mountains"

SUB-437

20/8/2021

"RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge.

Built in 1961, Ku-Ring-Gai Lodge is a member-based ski lodge with a thriving member base of which I am a third-generation member. My family has been privileged to enjoy this lodge for over 60 years, and the proposed development will significantly impact the undisturbed nature of our lodge.

I wish to lodge my objection to the proposal on the following basis:

- Perisher Range resorts master plan – Outer Perisher schedule 2

(1) Permitted land use

(2) The building significantly exceeds the permissible size (gross floor area) and

- View loss - The development will impact the front valley open views from Ku-Ring-Gai Alpine Lodge;
- Accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge. During Winter months NSW Emergency services, ELGAS and Hans Over snow need safe and easy access.
- Destruction of Vulnerable and Protected Flora and Fauna Habitat for Broad Toothed Rat and Wombat.

Permitted Land Use

The Perisher Range Resorts Masterplan 6.2 "Area Objectives and Principles" states

Development will occur as replacement, extension or refurbishment of existing premises. Buildings will be of small scale and fit within the tree canopy. They will be designed to blend with the natural environment.

There will be no additional development on the ridges, the open valley areas or in places that will disrupt the skyline when viewed from the Perisher Valley Central Area and the approaches to the resort".

(Page 56 of the Perisher Range Resorts Master Plan 2001).

The Perisher Range Resorts Masterplan - Schedule 2 Section 1 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permitted land use:

Extensions / refurbishment of private lodges and commercial accommodation.

There is no scope for new buildings within Perisher Valley outer precincts. If approved a precedent for new development will be created.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits

developments of 2-storeys with a floor space of MAXIMUM 25m² per bed (which equates to 600m² for this project).

The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed).

Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity. It dwarfs the Alpine Church directly below.

View Loss

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts objectives are to protect and enhance existing view corridors.

The masterplan also states that neighbouring parties are to be involved in the design consultation process to ensure that amenity is maintained. As far as I am aware there has been no consultation with Ku-ring-gai Alpine Lodge.

The proposal will block the open views from the Ku-ring-Gai communal kitchen which is used by lodge members throughout all times of the day and all seasons of the year.

Accessibility and Serviceability

I am concerned how Emergency Services and utilities such as Hans Over snow and ELGAS (snowcat with GAS trailer) will be able to access Ku-ring-gai Alpine Lodge safely.

The proposed building appears to be positioned with no set back from Burramys Road on the Northern side. With heavy snow it can be difficult access for Over snow vehicles with limited room to manoeuvre. (Please see attached photo)

Protected and Vulnerable Flora and Fauna

The DA21/11288 Biodiversity Assessment report states that evidence of the vulnerable Broad -Toothed Rat was observed as well as an active Wombat Burrow.

The Vulnerable Broad Toothed Rat is indeed alive and active in this site.

They have been found inside neighbouring Ku-ring-gai Alpine Lodge during the winter months.

The biggest threat to this vulnerable species is Habitat loss, fragmentation and degradation from roads, ski runs and buildings. This development will exacerbate the threat these animals face already.

Wombats are protected and relocating one is illegal. A relocated wombat will most likely be killed by predators or other wombats protecting their territory. The proposed development will impede on the habitat of these native animals, and further impact the environmental protection efforts made in the Valley.

Conclusion

In summary, I believe the proposed development is inappropriate for the site.

It does not comply with the Perisher Range Resorts Master Plan planning controls developed for the Perisher Outer Precinct and the destruction of habitat for vulnerable and protected flora and fauna means that I strongly oppose the proposal.

Yours Sincerely

Sophie McAlpine"

[REDACTED]
Hackett ACT 2602

20 August 2021

Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team, NSW DPIE
Made via NSW Planning Portal

Dear Mark,

RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

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I wish to lodge my objection to the proposal on the following basis:

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 - (1) Permitted land use
 - (2) The building significantly exceeds the permissible size (gross floor area) and
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The proposal will block the open views from the Ku-ring-Gai communal kitchen which is used by lodge members throughout all times of the day and all seasons of the year.

Accessibility and Serviceability

I am concerned how Emergency Services and utilities such as Hans Over snow and ELGAS (snowcat with GAS trailer) will be able to access Ku-ring-gai Alpine Lodge safely.

The proposed building appears to be positioned with no set back from Burramys Road on the Northern side. With heavy snow it can be difficult access for Over snow vehicles with limited room to manoeuvre. (Please see attached photo)



Protected and Vulnerable Flora and Fauna

The DA21/11288 Biodiversity Assessment report states that evidence of the vulnerable Broad-Toothed Rat was observed as well as an active Wombat Burrow.

The Vulnerable Broad Toothed Rat is indeed alive and active in this site.

They have been found inside neighbouring Ku-ring-gai Alpine Lodge during the winter months.

The biggest threat to this vulnerable species is Habitat loss, fragmentation and degradation from roads, ski runs and buildings. This development will exacerbate the threat these animals face already.

Wombats are protected and relocating one is illegal. A relocated wombat will most likely be killed by predators or other wombats protecting their territory. The proposed development will impede on the habitat of these native animals, and further impact the environmental protection efforts made in the Valley.

Conclusion

In summary, I believe the proposed development is inappropriate for the site.

It does not comply with the Perisher Range Resorts Master Plan planning controls developed for the Perisher Outer Precinct and the destruction of habitat for vulnerable and protected flora and fauna means that I strongly oppose the proposal.

Yours Sincerely

Sophie McAlpine

A black rectangular box redacting the signature of Sophie McAlpine.

SUB-438

20/8/2021

From : Jeff Jonas architect for the design and supervision of construction of the original Ku-ring-gai Alpine Lodge . Perisher Valley.

I am dismayed and concerned that the site in question at Perisher Valley is again being offered to the public for the development and long term leasehold possession in the year 2021 at a time when the endless increase in human population so clearly indicates the vital necessity to preserve from commercial development all the limited unbuilt- on crowded ""front valley"" area of Perisher at the base of the T- Bars, Chair lifts, Poma tows, Beginners slope, Beginners ski classes area, Snowboard and Ski Pipe facilities area.

I am a member of, and was the Architect for the design and construction of the Ku-ring-gai Alpine Lodge building in 1961; so I believe that I have some knowledge of the detrimental impact that the proposed lodge will have on Perisher Valley's current and future needs for Open Space.

In 1961 I was fortunate to have the opportunity to develop the Ku-ring-gai ""Site No 1 in the Sundeck Area"" as it was defined in those early days of skiing, but even so I concerned then that the site boundaries were such that I believed that any building on the site would be a visual encroachment onto the pristine Perisher Valley skiing slope, and was able to convince Neville Gare the Kosciusko National Park Superintendent and Jim Govern the KNP Ranger that it would be beneficial to those experiencing the enjoyment of skiing then, and in the future, if we were to move the building site down below the ridge of the spur, rather than on the position allocated.

It was to the credit and foresight of those two KNP authorities that they agreed with my proposed site amendment and it was agreed that I would survey and peg out my recommended building location and that the boundaries of the site would then be adjusted. (See photo of me pegging out the proposed Northern corner of the Ku-ring-gai Alpine Lodge on a cold and bleak Spring day all those years ago in 1960.)

So you can understand my concern and dismay that the site location and the size of the Commercial Building being proposed to be developed now in 2021 is the very antithesis of everything desirable.

That this lease should be proposed now to encroach upon the vitally needed Open Space in Perisher's ""Front Valley"" , at a time when the disastrous expansion of our human race has pushed the world population from the THREE BILLION that it was in 1961 when I designed the Ku-ring-gai Ski Club to today's EIGHT BILLION human population I must ask is this a logical or desirable or wise decision to crowd the only remaining Open Space in Perisher's "" Front Valley"" with the obstruction of a new Commercial Ski Lodge building that was never originally planned or proposed for this site ?..... I think NOT.!

I recommend that this vital area in question be clearly defined as OPEN SPACE reserved for the enjoyment of all the present and ever increasing future generations of Australians wishing to enjoy the alpine glory of Perisher Valley and the Kosciusko National Park.

Sincerely

Jeff R. Jonas. B Arch. Architect (retired)"

Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team,

NSW DPIE

20 Aug 2021

Dear Mark,

RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

It is unfortunate that two parties have now been invited to expend considerable resources preparing plans to develop a site which should never have been allocated. (2018 and 2021)

I am aware that comments on the suitability of this site are not invited as submissions relating to DA 21/11288. However, the community of members of lodges in the area have been denied any other opportunity to comment on the suitability of this site for a commercial lodge development. The site was evidently allocated around 2014, but without consultation with interested parties. I have been a Board Member of Ku-ring-gai Alpine Lodge since well before this date, and we were never notified of any proposal to grant this lease. I therefore feel compelled to comment here, as there has been no other opportunity.

The original concept for development of lodges in the “Outer Precincts” of Perisher Valley was that lodges should be sensitively placed, and blend in with the natural environment. That this has been followed so far is evident in the placement of the lodges nearby to this proposed development. There is an arc of buildings - almost a circle - comprising Celmisia, Perisher CEO Residence, Merriment, Ku-ring-gai, Alpine Church, Perisher ski patrol. Each of these is placed so that they are partially hidden amongst trees, are set back from the main ski area, do not intrude on each other, and do not stand out when viewed from the main ski area. This has been achieved through sensitive placement amongst the contours and vegetation.

This principle started with Merriment (1956) and Ku-ring-gai (1962), and was continued with later development of the others in the group. It was documented in the 2002 Perisher Range Resorts Master Plan (PRRMP):

Development will occur as replacement, extension or refurbishment of existing premises. Buildings will be of small scale and fit within the tree canopy. They will be designed to blend with the natural environment.

There will be no additional development on ridges, in open valley areas, or in places that will disrupt the skyline when viewed from the Perisher Valley central area and the approaches to the resort.

The site of the proposed development does not fit within the tree canopy, and it provides for a development in an open valley area, where it will disrupt the skyline

when viewed from the Perisher Valley central area. It is thus in clear contradiction to these principles. I have not seen any notification that the PRRMP has been abandoned. A development on this site would be seriously out of character with the other lodges in the Outer Precincts.

Furthermore, the site provides for a development which will increase the danger of winter congestion on Burramys Road, where skiers, pedestrians and snow vehicles conflict on often slippery surfaces. And it is significantly intrusive to the neighbouring Alpine Church and Ku-ring-gai Lodge.

Other sites have been allocated in North Perisher over the years since the major developments in the 1960's, such as those now occupied by Technology, and Cooma lodges. Their current sites fit nicely within the PRRMP guidelines, and are also without intrusion on their neighbours. This demonstrates that other suitable sites can be allocated within the PRRMP guidelines. Why couldn't a similar conforming site be allocated for Perisher View Lodge? Alternatively, the recently drafted Snowy Mountains Special Activation Precinct plan provides for developments in a more central Perisher Village location, which might even be more suitable for a commercial development such as Perisher View Lodge, where it would be closer to the transport hub.

I also note a number of submissions objecting more particularly to the form of development on the site. If the site must remain, I support in particular the objections raised by Kate Lyons on behalf of Ku-ring-gai Alpine Lodge, who demonstrates that the development does not fit within the planning guidelines. I do not feel the need to repeat them all here.

So in summary, my objections are three:

1. The site was allocated without due consultation.
2. The site is not an appropriate one within PRRMP guidelines.
3. The development proposed is contrary to planning controls for the site.

The site should be reallocated in a more suitable place, but if not, the development in its current form should not be approved.

Regards,

Gordon Cox
Past President
Ku-ring-gai Alpine Lodge



SUB-440

Fiona Cole


Roseville NSW 2069

Mark Brown

A/ Team Leader

Alpine Resorts Assessment Team, NSW DPIE

Made via NSW Planning Portal

10th August 2021

Dear Mark,

RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I am a member of Ku-Ring-Gai Alpine Ski Lodge of 36 year's standing. Our Lodge is a member based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Ku-ring-gai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions.

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely

Fiona Cole



Timothy Hobill Cole



Roseville NSW 2069

Mark Brown

A/ Team Leader

Alpine Resorts Assessment Team, NSW DPIE Made via NSW Planning Portal

August 20, 2021

Dear Mark,

RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

My spouse Fiona Cole has been a member of Ku-Ring-Gai Alpine Ski Lodge for 36 years and I have been a regular guest most of this time. The Lodge is a member-based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge.

When the founding committee gained this site it was the only one in its vicinity. Since then the Ski Patrol hut and Valley Mgt accommodation have both been constructed.

I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Height and Gross Floor Area

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The building will tower over pedestrians and skiers on Burrarmys Road and is incompatible with the size of developments in the vicinity.

View Loss

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Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Ku-ring-gai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions.

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely

Timothy EH Cole

A solid black rectangular box used to redact the signature of Timothy EH Cole.

SUB-441

Mark Brown

A/ Team Leader

Alpine Resorts Assessment Team, NSW DPIE

Made via NSW Planning Portal

Dear Mark,

RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I am an attendee of Ku-Ring-Gai Alpine Ski Lodge and have been attending consistently for over 17 years. My mother is a member and I hope to become a member to continue the tradition. Our Lodge is a member based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

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The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity. Perisher is a wonderful resort with buildings and lodges that fit within the natural landscape of the snowy ranges. Sat between trees and valleys, this architectural style creates the natural ambience that attracts so many tourists and makes attending Ku-Ring-Gai Alpine Ski Lodge my favourite yearly holiday. Several of the lodges were historically designed not to adversely stick out and impact the landscape. To completely disregard the previous style precedent would lead to a grossly contrasted eye sore that negatively impacts not just our lodge, but surrounding visitors and skiers.

The potential environmental impact is concerning. For those familiar with the terrain, water run off during the warmer years follows downward directly through the proposed location. This imposes on the natural topography and would cause further damage.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding.

Construction Management Impact

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The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely



Olivia Hobill Cole

[Redacted]
[Redacted]

SUB-443

20/8/2021

"1. Lack of consultation –There has been no consultation from National Parks with Merriment or to our knowledge with any other leaseholder (Ku-Ring-Gai, The Alpine Church etc) about the creation of the lot, which was only registered in 2016.

2. Inappropriate Location - In the Perisher Range Resorts Masterplan, the proposed development is situated in the "Outer Perisher Valley" area, where development is limited to "replacement, extension or refurbishment" of existing buildings only. Approval has the potential to create a precedent and result in similar new developments on Front Valley.

3. Noise - The proposed development includes a bar and large outdoor terrace with a spa. Further clarification is required as to whether the bar will be available to the general public, the proposed operating hours, maximum capacity and if live music is planned for the premises. Given its close proximity to other private lodges, concerns are raised over potential noise and anti-social behaviour associated with alcohol consumption and the arrival and departure of guests and patrons.

4. Restriction of Access and Safety – The oversnow's usual route in winter is in close proximity to the site. The development will result in vehicles having to run closer to the halfpipe, which will create a bottleneck at a blind corner and raises serious safety concerns when skiing / boarding from Merriment to Front Valley (particularly during the morning run to first lifts). The development is positioned such that it will block free access to Front Valley for all those lodges who currently use Burrarmy's Road either on skis or by foot, and will cause significant congestion at this area"

SUB-444

20/8/2021

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SUB-445

20/8/2021

"I am a member of Ku-ring-gai Alpine Ski Lodge of 30 year's standing. Our Lodge is a member based ski lodge with a thriving member base. The Ku-ring-gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The development will impact the views enjoyed by the Ku-ring-gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-ring-gai Alpine Lodge."

20 August 2021

Mark Brown

A/ Team Leader

Alpine Resorts Assessment Team, NSW DPIE

Made via NSW Planning Portal

Dear Mark,

RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I am a member of Ku-Ring-Gai Alpine Ski Lodge of 30 year's standing. Our Lodge is a member based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

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Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin's Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity.

Local Access and Transport

The proposed development would significantly narrow the transport corridor of Burramy's road. This currently has good visibility and sufficient space for the range of users to pass or take safe refuge to allow larger vehicles to pass. The result would be a dangerous channelling of all users. This would be even worse in an emergency, limiting the speed and efficiency of response to provide assistance. Whether fire or medical emergency, this is a reckless and unnecessary endangerment.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the

building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Ku-ring-gai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions..

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely,
Simon Pardey
President,
Ku-ring-gai Alpine Lodge.

████████████████████

OBJECTION – DA 21/11288 PERISHER VIEW SKI LODGE Pty Ltd

This building would eliminate the existing fall-line oversnow route above the church past Merriment.

The population of Perisher North Central Precinct is 531 beds.

In the event of a fire or other emergency during winter the emergency vehicle must get from the fire station to the location in the shortest possible time.

I nominate the top of the hill near Sundeck (Cnr. Burramys Road and Raven Place) as a representative destination for the emergency vehicle because within 200M of that intersection is more than half the winter population of North Central Precinct – 291 beds:

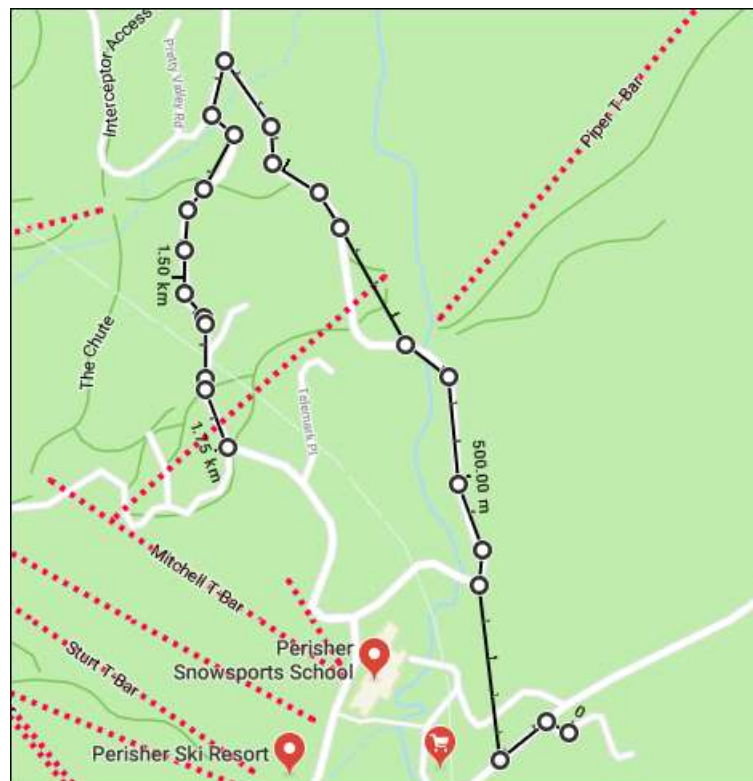
- Sundeck (90),
- Canberra Alpine (46),
- Technology (30),
- Cooma (28),
- Dulmison (24),
- Kandahar (22),
- Karralika (22),
- Cronulla (21)
- Edelweiss (8),

Using Google Maps for the estimates below:

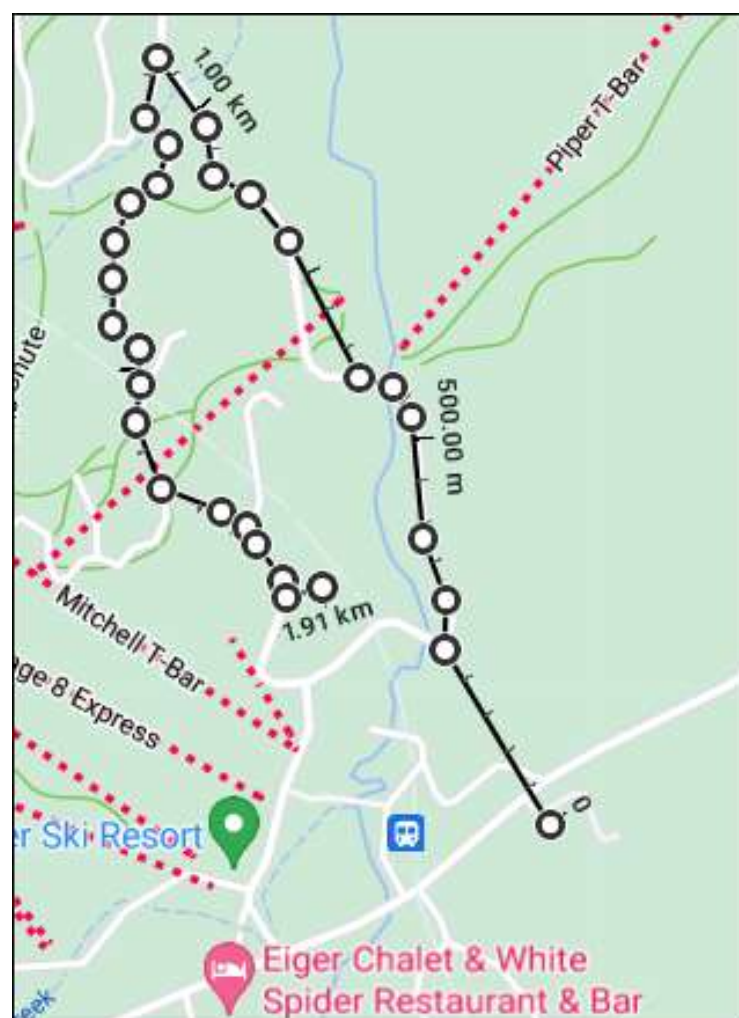
The existing over-snow route up the hill past Merriment distance is 820M:



If the emergency vehicle has to enter the precinct from the North Perisher side it must travel 1750M to reach the same location:



To reach the lodge closest to Perisher Village Central (Ku-Ring-Gai) would be **1.9Km** !



By any measure, the escalation of risk by having to travel another kilometre is unacceptable.

- Sundeck Hotel burnt down 1960.
- Orana Lodge burnt down 1964.

The existing over-snow route must be preserved.

Link to Powerpoint presentation:

https://drive.google.com/file/d/17-YagNbimA-dlODWKk2nQn_YrqG10tp1/view?usp=sharing

SUB-447

20/8/2021

"I am a member of Yaraandoo (1964).

Our lease of 2008 requires Yaraandoo Ski Club Cooperative Limited to comply with statutory fire and safety requirements..

Assuming that Perisher View's lease has equivalent clauses they would require compliance with contemporary statutes:

- Rural Fires Act - 1997, and
- Work, Health and Safety Act – 2011

So if Perisher View Ski Lodge Pty Ltd board of directors votes to commit the policy of constructing a building that eliminates the existing oversnow route on the fall-line above the church and past Merriment

would they be breaching their lease because it would compromise the response time of oversnow emergency vehicles?

Is it reasonable for the more than 500 winter residents of Sundeck Hill to rely on the directors of Perisher View Ski Lodge to make the judgment that the risk is acceptable?

For me it is not acceptable.

This DA 21/11288 is truly an abomination."

Jim Holder

SUB-448

Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team, NSW DPIE
Made via NSW Planning Portal

Dear Mark,
RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I am an attendee of Ku-Ring-Gai Alpine Ski Lodge of over 15 years, as my mother is a member, and I intend on becoming a member in the future. Our Lodge is a member based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

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View Loss

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Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Ku-Ring-Gai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions.

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely

Lachlan Hobill Cole

[REDACTED]
[REDACTED]

Merriment Alpine Club Co-Operative Ltd

PO Box 20
Marrickville NSW 1475
ABN 22 472 097 159

20 August 2021

Department of Planning and Environment
Email: alpineresorts@planning.nsw.gov.au

Dear Sir / Madam,

RE: DA 21/11288 Perisher View Ski Lodge, Perisher valley - Construction of a 24 bed commercial ski lodge

This submission has been written on behalf of Merriment Alpine Club Co-operative Limited ("Merriment") and outlines our objection to the above-mentioned Development Application (DA) for the construction of a new commercial lodge. The development is located on a recently created lot legally described as Lot 1 DP 1192372, located on Front Valley south of Merriment.

Key issues raised in the submission are summarised below:

1. **Inconsistency with relevant planning instruments** – The application appears to be contrary to the provisions of State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007 (SEPP) and Perisher Range Resorts Master Plan (PRRMP) and should be refused for these reasons alone.
2. **Subdivision** - Questions are raised as to the legitimacy of the recently created lot and legislative process followed in its creation, in particular in regard to consultation with neighbouring lodges and environmental assessments undertaken.
3. **Validity of Lease AK755506B and subsequent Transfer of Lease AP961333G** - Central to the ability to lawfully submit the Application is the purported grant of a lease to Perisher View Ski Lodge Pty Ltd which specifies a commencement date of 1 July 2014. This lease has now been transferred to Geoanalysis Pty Ltd (the applicant of the subject DA).

It is submitted that the lease was granted in circumstances where there has been a failure to comply section 151F(1) and (2) of the National Parks and Wildlife Act 1974 (NPW Act).

As identified below we are of the opinion that the development cannot be supported on planning grounds as it is inconsistent with the key environmental planning instrument and the PRRMP. and must be refused. There is also a fundamental problem for the applicant in that it appears the lease interest upon which the applicant relies to lodge the application, has not been granted lawfully.

1. Inconsistency with Relevant Planning Instruments

This submission has been prepared having regard to the SEPP and PRRMP which the Consent Authority is required to consider. There are a number of inconsistencies with the development and the planning controls and these are set out below

1.1 Inappropriate Location

No assessment has been carried out against "Chapter 6 Masterplan for Outer Perisher Valley" which aims to retain the existing natural setting of the area and limit development to "replacement, extension or refurbishment of existing premises". (page 56).

The application should not proceed any further till such an assessment has been provided we are provided a further opportunity to comment on the proposed development.

Under the PRRMP the site is located within the Outer Perisher Valley area has the following Area Objectives and Principles:

"The present character of the existing residential precincts in the resort will be retained and enhanced.

Development will occur as replacement, extension or refurbishment of existing premises. Buildings will be of small scale and fit within the tree canopy. They will be designed to blend with the natural environment.

There will be no additional development on ridges, in open valley areas, or in places that will disrupt the skyline when viewed from the Perisher Valley Central area and the approaches to the resort".(Page 56 of PRRMP)

To ensure the character of the valley is maintained Schedule 2 of the PRRMP limits permitted land uses (subject to development approval) to:

- Extensions/ refurbishment of private lodges and commercial accommodation
- Restaurants/cafes/bars associated with commercial accommodation
- Infrastructure
- New parking area; and
- Signage.

The new development is in contradiction of these aims and objectives by providing a new development in an area where no additional development is to be carried out.

Permitting such a development will result in an unacceptable precedent where further commercial lodges will be built, eroding the low density, natural character of the area and undermining the future vision of Perisher Valley.

1.2 Noise

The proposed development includes a bar and large outdoor terrace with a spa. Further clarification is required as to whether the bar will be available to the general public, the proposed operating hours, maximum capacity and if live music is planned for the premises.

Given its close proximity to other private lodges, concerns are raised over potential noise and anti-social behaviour associated with alcohol consumption and the arrival and departure of guests and patrons. In this regard, even if the lodge is not intended to be open to the general public, we believe it would be appropriate to request an acoustic assessment of the development to ensure that the adjoining lodges will not be adversely impacted by excessive noise generation. Objectors should be provided with a further opportunity please to comment on the application after this assessment is provided.

1.3 European Heritage

Ku-ring-gai Alpine Lodge is located adjacent to the proposed site and is identified as a heritage item under Schedule 3 of the SEPP.

The application does not reference Ku-ring-gai as a heritage item, or assess the extent to which the carrying out of the proposed development would affect the heritage significance of the item. A Heritage Impact Assessment is therefore required to be prepared to assess any impacts. Objectors should be provided with a further opportunity please to comment on the application after this assessment is provided.

1.4 Traffic, Access and Safety

Despite the commentary in section 5.12 of the Statement of Environmental Effects, we have concerns that the development will result in oversnow vehicles having to run closer to the halfpipe, which will create a bottleneck at a blind corner and raises serious safety concerns when skiing and boarding from Merriment and other existing lodges to Front Valley (particularly during the morning run to first lifts).

The development is positioned such that it will minimise free access to Front Valley for all those lodges who currently use Burrarmy's Road either on skis or by foot, and has the potential to cause significant congestion at this area.

It is recommended that Hans Oversnow and Vail Resorts (Perisher) are consulted on the proposal to ensure they are satisfied that the positioning of the building will not cause a safety risk, or indeed a requirement to alter or cancel the usual oversnow route up Burrarmy's Road, which is currently used to transport members and guests of Merriment and other lodges.

2. Subdivision

We understand that the DA relates to an allotment of land that was created in August 2016, legally described as Lot 1 DP 1192372. The allotment was created by the NSW Office of Environment and Heritage (OEH), specifically for the purpose for the construction of a lodge as part of a transfer of beds from the Perisher View site (previously known as Lot 5), which was a commercial lodge demolished in 2002 with a maximum bed capacity of forty-eight (48) beds.

We understand that no development application was prepared for the subdivision and seek clarification on what assessment was carried out to allow approval given its clear inconsistency with the SEPP and PRRMP which "allow for some relocation of existing premises where suitable sites are identified through the development assessment process" (page 56 of PRRMP).

The DA is silent on the subdivision process.

3. **Validity of Lease AK755506B and subsequent Transfer of Lease AP961333G**

It is unclear what public consultation was undertaken prior to the granting of the lease. No documents demonstrating due procedure has been followed have been provided as part of the DA, and this has prejudiced the ability of Merriment to fully respond to this issue in this submission.

Informal enquiries with the OEH during the exhibition period for a previous Development Application for the site in 2018 (DA 9640) suggest that there may have been a newspaper advertisement published in or around 2010. However, the mandatory requirements of section 151b of the NPW Act which was in force in 2010 were as follows:

- a. the Minister could not grant a lease unless the purpose of the lease was expressly recognised in the Kosciuszko National Park Plan of Management as being a permissible purpose and the location of any building or structure was also recognised in the Plan;
- b. the Minister must have referred a proposal to lease land to the local Council for advice;
- c. the Minister must have caused notice of the proposal to have been published in a newspaper circulating throughout NSW and also in a local newspaper which set out the details specified in section 151B(8)(a) to (g). These mandatory details include information about the land proposed to be leased, the purposes for which the lease was to be put, the term of the proposed lease and the name of the proposed lessee;
- d. The Minister must have taken into account any submissions received and any advice received from Council prior to making a decision on whether to grant a lease or not.

There is no evidence that these mandatory procedures were followed. Because they were mandatory, if it is the case they were not followed then Merriment (and others) reserve their rights to seek a declaration that the lease was invalid. One matter of real concern to Merriment is that there was a requirement to notify us of the intended lease but no opportunity was afforded to us to make submissions. That is a very clear example of a party being denied procedural fairness.

There is yet a further legal problem with the granting of the lease in that if it is the case that some form of notification occurred in 2010 (which we do not concede) in any event the lease was not executed until October 2015, some 5 years after there is a reference to a purported notification.

The consequence of this unexplained delay is that even if a form of notification occurred in 2010, by the time the lease was executed the mandatory considerations the Minister was required to undertake, and the nature of submission received, may have fundamentally changed in character this necessitating a further requirement to undertake a new and updated notification procedure.

We understand that the legal effect of these defects identified in the lead up to the grant of lease is such that the proponent could not lawfully have lodged the development application and further, that the consent authority cannot lawfully determine the application.

It is our submission that the appropriate way forward in these circumstances is for the applicant and the OEH provide some evidence in respect of how the requirements of section 151B have been satisfied. It is noted that the same evidence was requested by Merriment during the previous Development Application for the site (DA 9640), and no response was received.

The assessment of the current proposal should be put on hold whilst the applicant and the OEH demonstrate how the requirements of section 151B have been satisfied. Merriment expressly reserves its rights in respect of these matters.

CONCLUSIONS

Based on our review and analysis of the subdivision process, lease agreement and DA documentation against the relevant legislation and planning controls the consent authority is required to consider, the proposed development is clearly inappropriate and should be refused.

We would appreciate it if you could keep Merriment informed of any changes to the development proposal, as further representations into the assessment process through public voice or other means may be undertaken.

Yours Sincerely,

Merriment Alpine Club Cooperative Ltd

A handwritten signature in black ink, appearing to be 'Warwick Read', written in a cursive style.

Warwick Read

President

SUB-450

20/8/2021

"1. Lack of consultation –There has been no consultation from National Parks with Merriment or to our knowledge with any other leaseholder (Ku-Ring-Gai, The Alpine Church etc) about the creation of the lot, which was only registered in 2016.

2. Inappropriate Location - In the Perisher Range Resorts Masterplan, the proposed development is situated in the "Outer Perisher Valley" area, where development is limited to "replacement, extension or refurbishment" of existing buildings only. Approval has the potential to create a precedent and result in similar new developments on Front Valley.

3. Noise - The proposed development includes a bar and large outdoor terrace with a spa. Further clarification is required as to whether the bar will be available to the general public, the proposed operating hours, maximum capacity and if live music is planned for the premises. Given its close proximity to other private lodges, concerns are raised over potential noise and anti-social behaviour associated with alcohol consumption and the arrival and departure of guests and patrons.

4. Restriction of Access and Safety – The oversnow's usual route in winter is in close proximity to the site. The development will result in vehicles having to run closer to the halfpipe, which will create a bottleneck at a blind corner and raises serious safety concerns when skiing / boarding from Merriment to Front Valley (particularly during the morning run to first lifts). The development is positioned such that it will block free access to Front Valley for all those lodges who currently use Burrarmy's Road either on skis or by foot, and will cause significant congestion at this area."

SUB-451

20/8/2021

"The DA should be refused for the following reasons :-

1. Inconsistency with relevant planning instruments – The application appears to be contrary to the provisions of State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007 (SEPP) and Perisher Range Resorts Master Plan (PRRMP) and should be refused for these reasons alone.
2. Subdivision - Questions are raised as to the legitimacy of the recently created lot and legislative process followed in its creation, in particular in regard to consultation with neighbouring lodges and environmental assessments undertaken.
3. Validity of Lease AK755506B and subsequent Transfer of Lease AP961333G - Central to the ability to lawfully submit the Application is the purported grant of a lease to Perisher View Ski Lodge Pty Ltd which specifies a commencement date of 1 July 2014. This lease has now been transferred to Geoanalysis Pty Ltd (the applicant of the subject DA).

It is submitted that the lease was granted in circumstances where there has been a failure to comply section 151F(1) and (2) of the National Parks and Wildlife Act 1974 (NPW Act).

As identified below we are of the opinion that the development cannot be supported on planning grounds as it is inconsistent with the key environmental planning instrument and the PRRMP. and must be refused. There is also fundamental problem for the applicant in that it appears the lease interest upon which the applicant relies to lodge the application, has not been granted lawfully."

SUB-452

20/8/2021

"See attached &

I object to the effect that it will have on the pre-existing Alpine Church specifically and thoughtfully placed in this position by Neville Gare the first Superintendent of the Kosciusko National Park.

The Alpine Church was consecrated in January 1976 as an all denominational church at a service attended by The Governor of NSW Sir Roden Cutler VC in 1976.

ATTACHED File"

20 August 2021

Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team, NSW DPIE
Made via NSW Planning Portal

Dear Mark,

RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I have a deep appreciation of this immediate area having had a continuing close connection with the area since 1956 commencing at Merriment Ski Club and then as a foundation member of Ku-ring-gai Alpine Lodge involved with its construction and competed for the 1962 ski season. Further, I have a close connection with the Alpine Church.

My objections relate to the effect the proposed DA will have on the two close neighbouring buildings

a) The Alpine Church

Is the very close neighbouring building lying to the East of the proposed development.

The site on which the Perisher View DA building is sited is an aberration. It has just appeared and should never have been promulgated.

The result is a building which:

- Is incongruous with the surroundings.
- Is overbearing and out of place.
- Is offensive in its appearance of being “shoehorned in”.
- Is a monstrous thing hanging over the comparatively small and delightful Alpine Church designed by leading architect.
- It will be a continuing embarrassment to itself and the Valley.

b) Ku-ring-gai Alpine Lodge

The close neighbouring building lying to the North-East and above the proposed development.

Others are detailing areas where the proposed building fails to comply with the law.

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-ring-gai Alpine Lodge.

c) Validity of the Site Location

The sudden appearance of this site location gives rise to suspicion as to the legitimacy the site location and whether it was achieved by approved and legislated means.

It appears that the location of the site and the granting of the lease in this peculiar position may have been the result of NPWS being the victim of being pushed around a variety of

government departments resulting in a lack of knowledgeable ministerial oversight; further amplified by cost cutting and the resultant loss of experience personnel and mystifying reorganisation exercises.

ACTION

This gross error must be corrected, and the site eliminated from development.

Perisher View must move development elsewhere to a place in which it can be in harmony with the landscape.

Yours sincerely

Philip Woodman

Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team, NSW DPIE
Made via NSW Planning Portal

Dear Mark,
RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I am a member of Ku-Ring-Gai Alpine Ski Lodge of over 20 years. Our Lodge is a member based ski lodge with an active membership. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls is non-compliant with the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity.

This has the potential for causing safety issues with skiers and vehicle traffic along Burramys Road with loss of adequate line of sight, for example for skiers departing Ku-Ring-Gai Alpine Lodge towards Front Valley.

Due to its significant height and size the building will significantly detract from the visual amenity of Front Valley as viewed from Perisher Village.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding.

It is also noted that no visual impact diagrams have been provided in the planning assessment documents made available, and it has been necessary to make our own individual interpretations regarding the extent of potential visual impacts.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin storage, construction shed/ toilets and materials storage has not been identified. The previous DA submitted in 2018 located their sheds on the Ku-Ring-Gai Alpine Lodge driveway, whilst this version does not even show them.

It is unclear if the construction management concept has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions.

In summary it is considered the development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'Christa Sams'.

Christa Sams



SUB-454

20/8/2021

"Lack of consultation –There has been no consultation from National Parks with Merriment or to our knowledge with any other leaseholder (Ku-Ring-Gai, The Alpine Church etc) about the creation of the lot, which was only registered in 2016.

Inappropriate Location - In the Perisher Range Resorts Masterplan, the proposed development is situated in the "Outer Perisher Valley" area, where development is limited to "replacement, extension or refurbishment" of existing buildings only. Approval has the potential to create a precedent and result in similar new developments on Front Valley.

Noise - The proposed development includes a bar and large outdoor terrace with a spa. Further clarification is required as to whether the bar will be available to the general public, the proposed operating hours, maximum capacity and if live music is planned for the premises. Given its close proximity to other private lodges, concerns are raised over potential noise and anti-social behaviour associated with alcohol consumption and the arrival and departure of guests and patrons.

Restriction of Access and Safety – The oversnow's usual route in winter is in close proximity to the site. The development will result in vehicles having to run closer to the halfpipe, which will create a bottleneck at a blind corner and raises serious safety concerns when skiing / boarding from Merriment to Front Valley (particularly during the morning run to first lifts). The development is positioned such that it will block free access to Front Valley for all those lodges who currently use Burrarmy's Road either on skis or by foot, and will cause significant congestion at this area."

SUB-455

20/8/2021

"Although this application was submitted prior to the Snowy Mountains Special Activation Precinct Masterplan it shares common disadvantages; construction of commercial facilities not in keeping with current use.

The front valley of Perisher is unobstructed by commercial lodges. Visitors can glimpse Sundeck. The Church and Ski Patrol building are at the Eastern edge of the slope with the much smaller Celmisia lodge hiding the resort residence behind. The lamp post of the Ku-Ring-Gai Alpine Lodge and roofline is all you see. The cluster of buildings above the Church are all good examples of the 1960s lodge form; Celmisa and Merriment are both unobtrusive, Ku-Ring-Gai is sited to minimise it's bulk.

This proposed lodge is located on open ground creating significant visual disruption to the open area. The north eastern corner will block the view corridor from Ku-Ring-Gai's kitchen and entrance across the ski-school areas to the Village 8. The design and finishes aren't in keeping with other lodges at Perisher and the roof looks incompatible with heavy snowfalls. The driveway seems to be unconnected to Burrarmy's Road. So in both Winter and Summer there will be disruption to the ski/road path down to the lifts/carpark."

Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team, NSW DPIE
Made via NSW Planning Portal

Dear Mark,
RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I am a member of Ku-Ring-Gai Alpine Ski Lodge of 20 years standing. Our Lodge is a member based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Kuringgai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions..

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely

Joshua Bull

A black rectangular redaction box covering the signature area.

SUB-457

20/8/2021

"Lack of consultation –There has been no consultation from National Parks with Merriment or to our knowledge with any other leaseholder (Ku-Ring-Gai, The Alpine Church etc) about the creation of the lot, which was only registered in 2016.

Inappropriate Location - In the Perisher Range Resorts Masterplan, the proposed development is situated in the "Outer Perisher Valley" area, where development is limited to "replacement, extension or refurbishment" of existing buildings only. Approval has the potential to create a precedent and result in similar new developments on Front Valley.

Noise - The proposed development includes a bar and large outdoor terrace with a spa. Further clarification is required as to whether the bar will be available to the general public, the proposed operating hours, maximum capacity and if live music is planned for the premises. Given its close proximity to other private lodges, concerns are raised over potential noise and anti-social behaviour associated with alcohol consumption and the arrival and departure of guests and patrons.

Restriction of Access and Safety – The oversnow's usual route in winter is in close proximity to the site. The development will result in vehicles having to run closer to the halfpipe, which will create a bottleneck at a blind corner and raises serious safety concerns when skiing / boarding from Merriment to Front Valley (particularly during the morning run to first lifts). The development is positioned such that it will block free access to Front Valley for all those lodges who currently use Burrarmy's Road either on skis or by foot, and will cause significant congestion at this area."

Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team, NSW DPIE
Made via NSW Planning Portal

Dear Mark,
RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I am a member of Ku-Ring-Gai Alpine Ski Lodge of 1 year's standing, but have been attending the lodge with family for 20 years. Our Lodge is a member based ski lodge with a thriving base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge;
- Run-off and erosion concerns due to location of the proposed development.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity. This will create a precedent for the future applications within Guthega, Smiggins Holes and Perisher Valley. The size and height is in total contrast with the impact that other lodges throughout this area have on their neighbouring lodges and general surrounds.

I am in doubt of the legitimacy of the lot allocation and lease, and the process in which it came about. I do not know of any consultation during the process with neighbouring lodges. The current proposal also raises concerns regarding the environmental impact of the location of this proposed lodge. Having skied here for over 20 years, and also hiked in Spring – Autumn, I am concerned about the water causeway and whether appropriate due diligence has been applied to the environmental impact studies.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding. It seems no consideration has been given for the surrounding lodges and that this proposed development does not integrate with the mountain landscape in the way existing structures in the valley do.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Kuringgai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather, impact of COVID-19 and construction period restrictions.

Run-off and Erosion

Please find below images of the run-off pattern seen during winter in this area. As you will note the water runs through the proposed development site. The development will impact and alter this run-off pattern due to the increase in concrete/ man made surface area and act as a physical barrier to the water causing new and greater erosion in the area. This has the potential to cause sediments to build in the creek below and negatively impact the native flora and fauna in the area. I am concerned about the water causeway and whether appropriate due diligence has been applied to the environmental impact studies. I am also concerned how the changed run-off pattern will be managed to limit the impact on the surrounding buildings.





The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely

Adelaide

SUB-459

20/8/2021

"RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I am a frequent visiter of Ku-Ring-Gai Alpine Ski Lodge and stay with a member of the lodge. The Lodge is a member based ski lodge with a thriving member base. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- The impact of the development will impact the views enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Ku-Ring-Gai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions..

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal."

Yours Sincerely

Mark Brown
A/ Team Leader
Alpine Resorts Assessment Team, NSW DPIE
Made via NSW Planning Portal

Dear Mark,

RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I am not a member of the Ku-Ring-Gai Alpine Ski Lodge however have enjoyed multiple stays, recreating in and around the Alpine region and specifically at Perisher mountain, including Ku-Ring-Gai Alpine Lodge. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

- The building significantly exceeds the permissible size (gross floor area) for such developments;
- There are significant and tangible shortcomings to the environmental impact assessment carried out by eco logical Australia on which the grounds of the development are made
- The impact of the development will impact the views and functionality enjoyed by the Ku-Ring-Gai Alpine Lodge;
- The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Height and Gross Floor Area

The Perisher Range Resorts Masterplan - Schedule 2 – Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts permits developments of 2-storeys with a floor space of 25m² per bed (which equates to 600m² for this project). The proposal exceeds the building storey height limit and significantly exceeds the floor space for the site at 879m² (36.6m² per bed). Such a departure from the controls makes a mockery of the planning policy and completely ignores the underlying intent of the controls – to create developments which respond to the landscape and have a minimal environmental impact on the valley.

The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity. This will create a precedent for future applications within Guthega, Smiggins Holes and Perisher Valley. This size and height is in total contrast with the impact that other lodges throughout this area have on their neighbouring lodges and general surrounds.

I am in doubt of the legitimacy of the lot allocation and lease, and the process in which it came about. I do not know of any consultation during the process with neighbouring lodges. The current proposal also raises concerns regarding the environmental impact of the location of this proposed lodge.

Environmental impact assessment

The environmental impact assessment conducted by Ryan Smithers at “eco logical Australia” has fundamental shortcomings on the impact that the proposed development would have on the flora and fauna in the surrounding region. The assessment is undertaken using the “Random Meander” inventory assessment method at a single point of time. As such the assessment has a number of significant due diligence issues not least of which failing to take into consideration the multitude of other flora and fauna who inhabit these regions, throughout other season and particularly during winter months. During my stays at Ku-Ring-Gai lodge we have witnessed an abundance of marsupial life during these winter months including the Antechinus which inhabits the region of the proposed development. Any such development I believe will have a detrimental impact to their habitat and the habitat of other flora and fauna in the area.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding. It seems, no consideration has been given for surrounding lodges and building and the current way they integrate with the mountain landscape, and minimise impact on other neighbouring structures and their vistas.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Ku-Ring-Gai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions.

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely
James Fay

[REDACTED]
[REDACTED]

SUB-460

20/8/2021

"RE: OBJECTION TO DA 21/11288 – PERISHER VIEW SKI LODGE

I am not a member of the Ku-Ring-Gai Alpine Ski Lodge however have enjoyed multiple stays, recreating in and around the Alpine region and specifically at Perisher mountain, including Ku-Ring-Gai Alpine Lodge. The Ku-Ring-Gai Alpine Lodge is directly to the northeast of the development of the proposed Perisher View Ski Lodge. I wish to lodge my objection to the proposal on the following basis:

The building significantly exceeds the permissible size (gross floor area) for such developments;

There are significant and tangible shortcomings to the environmental impact assessment carried out by eco logical Australia on which the grounds of the development are made

The impact of the development will impact the views and functionality enjoyed by the Ku-Ring-Gai Alpine Lodge;

The construction management for the proposal will negatively impact the accessibility and serviceability of the Ku-Ring-Gai Alpine Lodge.

Height and Gross Floor Area

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The building will tower over pedestrians and skiers on Burramys Road and is incompatible with the size of developments in the vicinity. This will create a precedent for future applications within Guthega, Smiggins Holes and Perisher Valley. This size and height is in total contrast with the impact that other lodges throughout this area have on their neighbouring lodges and general surrounds.

I am in doubt of the legitimacy of the lot allocation and lease, and the process in which it came about. I do not know of any consultation during the process with neighbouring lodges. The current proposal also raises concerns regarding the environmental impact of the location of this proposed lodge.

Environmental impact assessment

The environmental impact assessment conducted by Ryan Smithers at “eco logical Australia” has fundamental shortcomings on the impact that the proposed development would have on the flora and fauna in the surrounding region. The assessment is undertaken using the “Random Meander” inventory assessment method at a single point of time. As such the assessment has a number of significant due diligence issues not least of which failing to take into consideration the multitude of other flora and fauna who inhabit

these regions, throughout other season and particularly during winter months. During my stays at Ku-Ring-Gai lodge we have witnessed an abundance of marsupial life during these winter months including the Antechinus which inhabits the region of the proposed development. Any such development I believe will have a detrimental impact to their habitat and the habitat of other flora and fauna in the area.

View Loss

The proposal will block the views enjoyed from the Ku-Ring-Gai communal kitchen which is a thriving hub for members throughout all times of the day and all seasons of the year. If the building was reduced in size to closer reflect the planning controls of height and GFA, the bulk of the building would be significantly reduced and reduce the impact on our Lodge and those surrounding. It seems, no consideration has been given for surrounding lodges and building and the current way they integrate with the mountain landscape, and minimise impact on other neighbouring structures and their vistas.

Construction Management Impact

The construction of the proposed lodge has been inadequately considered as locations for bin store, construction shed/ toilets and materials store has not been identified. The previous DA in 2018 located their sheds on the Ku-Ring-Gai Alpine Lodge driveway, whilst this version does not even show them. This begs the question whether the construction management has been thoroughly considered, especially as the works will likely span more than one year due to weather and construction period restrictions.

The development is inappropriate for the site and does not comply with the planning controls developed for the Perisher Outer Precincts. I strongly oppose the proposal.

Yours Sincerely

James Fay"



Peter Murray
Kalymaro Director

Mark Cahill
Kalymaro Director and President

Kalymaro Alpine Sports Club (Co-Op Ltd)
Registered Office C/O Mark Cahill
Level 60 MLC Centre
19 Martin Place
Sydney NSW 2000

Sunday 22 August 2021

Jennifer Stevenson
Administrative Officer
Alpine Resorts Team
Regional Assessments
Regions, Industry, and Key Sites
NSW Department of Planning, Industry, and Environment

Shop 5A, 19 Snowy River Avenue
PO Box 36
Jindabyne NSW 2627

t 02 6448 8500

Submission via email to <alpineresorts@planning.nsw.gov.au>

Re: Submission to DA21/11288 Perisher View Ski Lodge

Dear Jennifer,

We write to make a submission on DA21/11288. The proposed lodge is a relatively short distance from our own club lodge, and if developed, will impact our member's safety and amenity. **We object to the proposal in its current form, due to significant siting, safety, and amenity concerns.**

We understand that the exhibition period for this DA extended until the 20 August 2021. This period overlaps the exhibition period for the Snowy Mountains Special Activation Precinct Draft Master Plan and Kosciuszko National Park Draft Amendment to the Plan of Management, and these major proposals have been of significant interest to our club. With our apologies for the delay in submitting to this DA, we trust that this letter will be received and included with the other submissions on Monday 23 August 2021, noting that this is the first working day on which the submissions can be processed.

We write on behalf of the 118 members of Kalymaro Alpine Sports Club. This cooperative organisation is based in Perisher Valley and has been operated by a volunteer board of directors since 1962. Our club enables its members to pursue alpine sports regularly and affordably by providing family-friendly communal lodge accommodation. Our club members' commitment to year-round alpine sports makes us keen stakeholders in the future of Perisher Valley.

We object to the Development Application on the following grounds:

1. **Siting – the proposed development is located on the ski slopes of Front Valley. This is an inappropriate location for a new ski lodge, and is inconsistent with the Perisher Range Resorts Master Plan 2001 strategy for the Outer Perisher Area where development is limited to “replacement, extension, or refurbishment” of existing buildings only.**

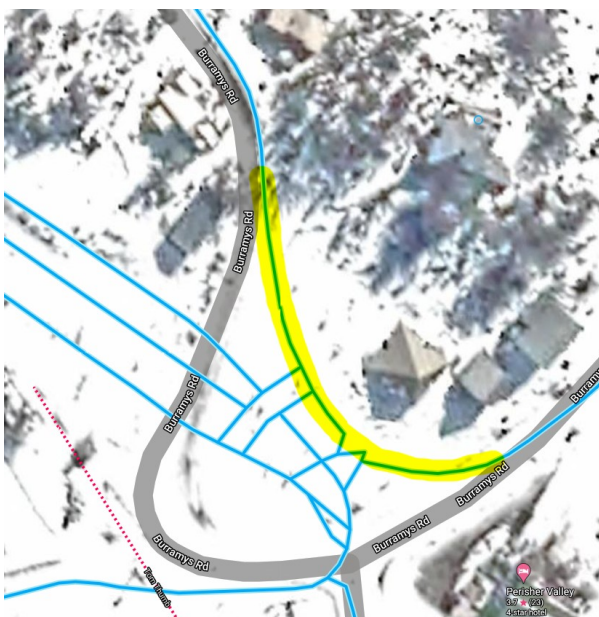


We understand that the subdivision that created this site occurred as recently as 2016, and that local stakeholders were not notified. We also understand SLOPES have raised concerns about proposed developments on this site, and have suggested that the site should never have been created. We support SLOPES' ongoing objections to this development.

2. **Safety #1 – the proposed development will create a very dangerous environment for pedestrians, cyclists, skiers and snowboarders, and vehicles on Burramys Road.**

Our members, who include families with children as well as the elderly, will often walk or ski along Burramys Road. This unsealed and uncleared road is shared with vehicles, and has no footpath.

The road conditions change drastically in winter. It becomes a busy thoroughfare with snow mobiles, snow cats, and snow grooming machines (which have very wide tracks, blades on the front, and cutters on the back) passing regularly. It is also a highly frequented route for people, as it is one of the main access routes from the ski lodges to Front Valley, including for children and beginners going to ski school. The slope of the road means that people can ski downhill at speed, and the narrowness of the road limits their ability to turn and slow down easily.



The winter snow cover enables the alignment of the road to straighten relative to its summer alignment. The winter path crosses the site of the proposed development (as highlighted in yellow). This creates a safer and wider path of travel for everyone on this slope.

The proposed development will force the road to turn more sharply, creating a dangerous blind corner. It will also create a very narrow and confined road space between the new building and the uphill slope (below Celmisia Lodge). This will become a safety black spot on

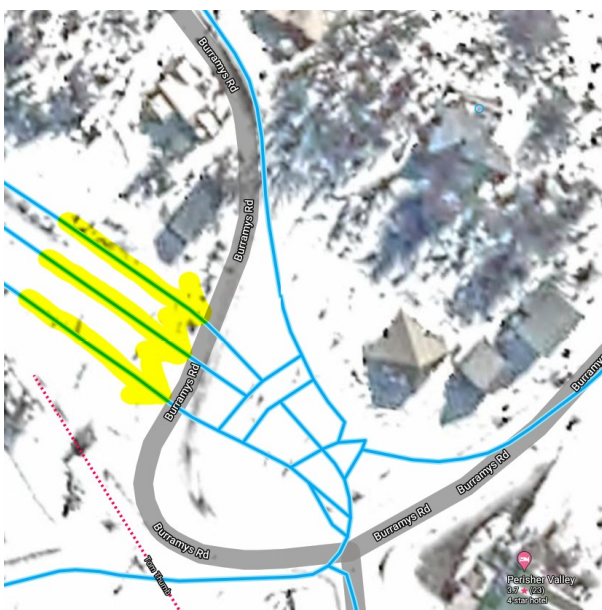
Burramys Road, as the likelihood of accidents occurring here would be very high. Moving vehicles could easily collide with walkers and skiers, and people could become trapped between moving vehicles and the new building's terrace balustrade.

Even when no vehicles are present, the proposed development would be so close to the road, and on the downhill side and outside of the corner, that it will make it highly likely that people or vehicles would crash into the terrace balustrade, or even into the walls of the building itself. Depending on the snow level, the height of the upper level terrace slab appears to be approximately around the shoulder or eye level of people on the road (as highlighted in yellow below, where people are shown building snowmen in the middle of the road), so there could be a high risk of serious head injuries occurring.



The western side of proposed development has a 0m setback of its terrace and balustrade to Burramys Road. (The 3m setback reported in the SEE is misleading, as it only relates to the facade). This is clearly an inadequate and unsafe setback. This distance should be 5m (as it is on the northern and north-eastern sides of the proposed development) if not greater.

The development should not rely on ski patrol safety fencing being strung up around the building, as the SEE has suggested can occur, because orange poles and ropes would not prevent a collision with the building, and because any “danger” fencing or signage would detract from the amenity of the environment. It would also create an unnecessary and perpetual burden on ski patrol resources to maintain throughout the winter. If the building had an adequate setback to Burramys Road, and had no upper level overhang, then these could be considered as essential passive safety design features relative to the current unsafe arrangement.



3. Safety #2 – the proposed development will create a very dangerous environment further along the Front Valley slope.

The proposed building will force the reorientation of Burramys Road from its normal winter alignment. This will bring the road into conflict with the bottom of the Perisher half pipe. This place will then also become very dangerous, as skiers and snowboarders could exit or

ski around from behind the half pipe in fast and possibly uncontrolled fashion (as highlighted in yellow), and risk colliding with walkers, skiers, and vehicles on the road.

We note that the half pipe has existed since before this lot was created, and therefore suggest that this development should be more responsive to its context.

4. Amenity – the proposed development will have an unreasonably negative impact on its surroundings, including both the church and the hillside.



The proposed development locates its double garage and driveway to the southern corner of its site.

Locating the new building's service areas immediately adjacent to the existing church building is a particularly intrusive gesture, and will detract from the visual amenity of the church in its alpine setting.

The proposed location of the new driveway is also highly unsuitable as it will necessitate a new ~50m long scar on the open hillside (as shown in

yellow). It is unreasonable for a site inside the national park to create an excessively large cleared area for its own vehicle access. It is also unreasonable for the development to inflict the impact of its private driveway onto such a large and visually prominent area of public open space.

With such significant siting, safety, and amenity concerns, it is imperative that the proponent produces a more contextually responsive proposal. It is also important not to create a precedent for poorly positioned developments. We hope that the assessment of DA will address these concerns.

Yours sincerely,

[Redacted signature]

Directors on behalf of Kalymaro
Alpine Sports Club

ALL DENOMINATIONAL ALPINE CHURCH & COMMUNITY CENTRE

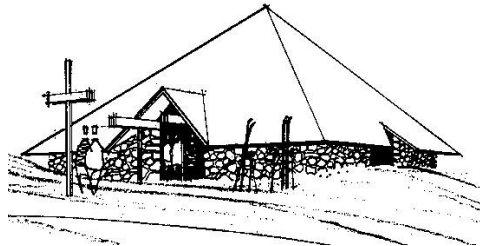
26 BURRAMYS ROAD PERISHER VALLEY NSW 2624

KOSCIUSZKO NATIONAL PARK

PO Box 331, Sutherland NSW 1499

Chairman of Trustees:

Julian Thompson



Trustees:

Les Thompson
Alan Branch
Peter Rochaix
Ian de Jersey

NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Sir/Madam,

Re: DA21/11288 (PAN-122525) Proposed Perisher View Ski Lodge

I am writing on behalf of the trustees of the Alpine Church, located at 26 Burramys Rd, Perisher Valley to object to the above proposed development. It will have impacts on the Alpine Church which is located immediately adjacent and downslope of the development.

Background

The dedication stone for the Alpine Church was laid on 12 October 1968, in the presence of the Chief Justice of Australia, Sir Garfield Barwick, together with Keith Line, distinguished community member and driving force behind the church's construction and Ken Murray, the then chief executive of Perisher. The dedication of the completed All Denominational Alpine Church & Community Centre took place on Saturday, 24th January 1976. This coincided with the Australia Day celebrations in the presence of the distinguished Governor of NSW, Sir Roden Cutler.

The Alpine church has a proud history in Perisher Valley. The Alpine Church is a place of quiet contemplation and worship in Perisher Valley. It was also designed and is used as a community centre where people gather for meetings and functions.

The Church objects to the proposal on the following grounds:

1. Loss of solar access

Clause 15(1)(b) of State Environmental Planning Policy [Kosciuszko National Park – Alpine Resorts] 2007 ("the SEPP") requires the Department to take into account the building height where it "limits solar access to places in the public domain where members of the public gather..." The Alpine Church is a multid denominational church which is open to all and is clearly a place in the public domain where people gather. The Church's busiest time of the

year is during the peak winter season when the sun is lowest in the sky and solar access is very important.

This proposal will partially overshadow the Church on winter Sunday afternoons when people gather to worship. This limits the 100% solar access the church currently enjoys – at a time when church services or use of the building as a community centre is likely to be in progress.

This is a significant impact which the SEPP is designed to control. It is worth noting that this shadowing is increased by the proposed development not complying with the required maximum 10 metre building height. This is clearly visible on Section AA in the architectural plans.

2. Snow deposition and potential flooding

Clause 15(2)(f) of the SEPP requires the Department to take into account the building setback to “facilitate the management of accumulated snow.” The proposed development is immediately upslope of the Alpine Church and some of the roof area will shed accumulated snow downslope, in the direction of the church. We acknowledge the building is proposed to be setback towards the northwestern boundary of the site and support this measure to keep deposited snow as far away from the church as possible.

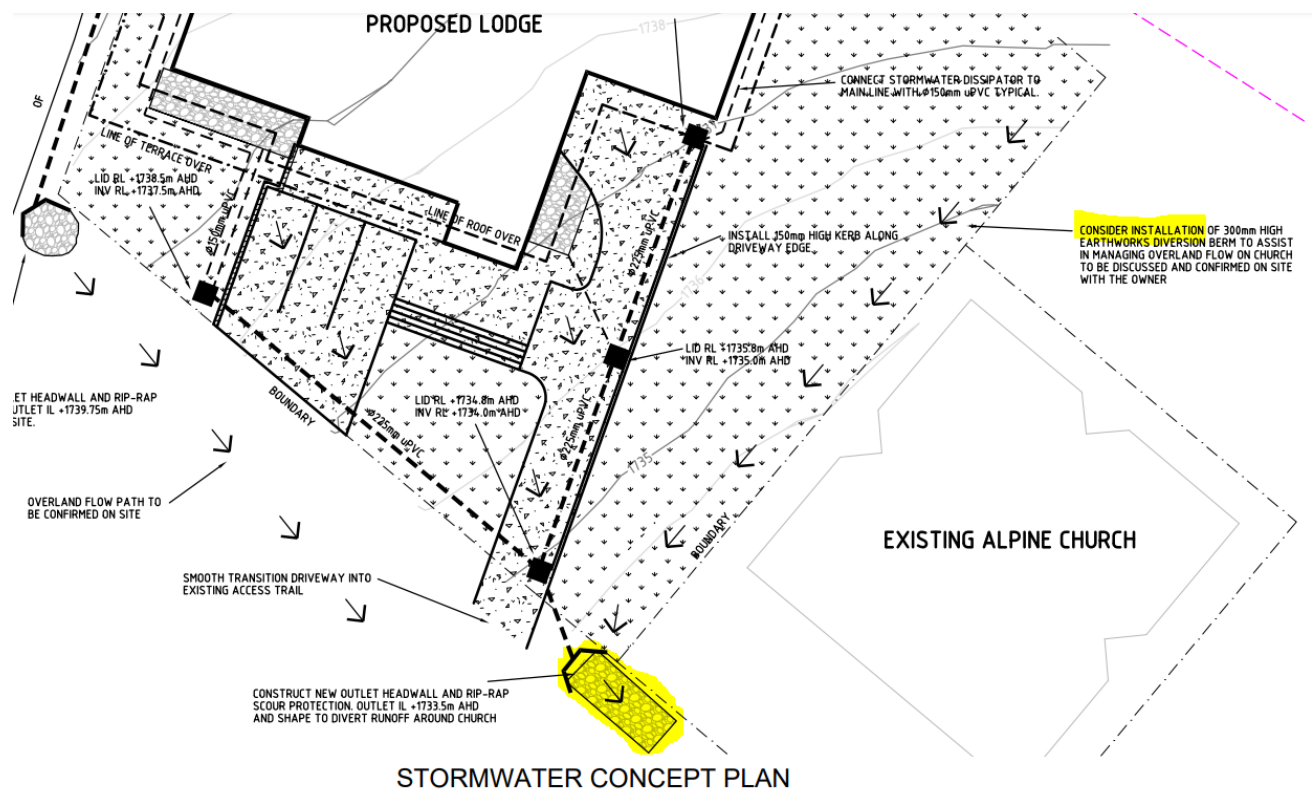
From the drawings provided, we estimate approximately 50% of the roof of the proposed building will direct accumulated snow towards the eastern portion of the site, closest to the Alpine Church.

This is concerning to the Trustees for the following reasons:

- (a) Safety of persons using the church from accumulated snowfall discharge from the proposed building towards the southeast. People ski to the church for winter services on Sundays from the uphill (West) direction. Children also play around the church during winter whilst it is in use.
- (b) Enhanced flooding potential - the Alpine Church is already subject to minor flooding in its basement during the spring snow melt from accumulated snow upslope. The roof on the proposed building is designed to concentrate roughly 50% of snow deposition in the southeast and southwest corners of the building, upslope of the Church. This snow will ultimately melt and drain towards the church. This could exacerbate the spring flooding of the church basement and potentially damage the church's foundations. **If the proposal is approved, we request the proponent be required to undertake a dilapidation survey of the Church so that its structural condition (including foundations) can be documented prior to construction and any impacts of the proposal on the Church can be clearly identified.**
- (c) Stormwater – the stormwater concept plan directs most of the surface run-off from the site and all of the roof run-off from the proposed building to an “outlet headwall and rip-rap” structure almost directly in front of the entrance to the Church (highlighted yellow in the diagram below). This is likely to concentrate what is currently overland flow and infiltration of surface water into a single stormwater discharge point which is coincidentally right at the main front access point to the

church. This will likely result in a boggy/sodden landscape for most of the year at this point. **We suggest the roof runoff and run-off from the diversion berm on the eastern boundary of the site be instead piped into the stormwater system which eventually discharges to Perisher Creek, rather than discharging in front to the Church. This might require a stormwater pipe connection to the creek rather than relying on overland flow directly in front of the church – its main access point.**

We also support the proposed earth diversion berm (300mm) along the site's eastern boundary as proposed in the stormwater concept plan and request this be mandated. The Stormwater Concept Plan currently denotes this berm as “consider installation...” (see below). This berm will hopefully intercept and divert overland flow away from the church and reduce the potential for flooding.



3. Visual impacts

(a) Size and bulk of the building out of character

The proposed building is higher and bulkier than nearby buildings and will be out of character for this area of front valley. It dwarfs and overshadows the church building, the ski patrol building and Celmisia lodge.

This 'out-of-character' nature is demonstrated by the gross floor space of 36.6m² per bed being around 50% more than the limit in the Perisher Master Plan of 25m² per bed. This indicates that the building is larger than required to accommodate the proposed 24 beds.

Enforcing the required floor space ratio would achieve a building more in proportion to the surrounding ones that would blend in with the built and natural environment.

(b) Impacts on views

The proposed building would be clearly and prominently visible from the base of Perisher (lower front valley) where the majority of visitors to Perisher pass through. It would also be very prominent viewed from Kosciuszko Road from the Skitube terminal all the way towards the most south-eastern parts of Perisher. It is not in any way hidden from view from the southern and eastern aspects.

The proposed building is large and dwarfs the nearby lodges and the Alpine Church meaning it will be the most prominent building in view from Front Valley when looking northwards. The Alpine Church site was designated for the church due to its prominence above Front Valley, so that it would be a visible gathering place for the community. This proposed building will undermine that objective.

4. Impact on threatened species

The Biodiversity Assessment indicates that the Broad-toothed Rat is likely to use the development site. The Church can confirm that during the 2021 winter a Broad-toothed Rat has made 'home' in the basement of the Church. We are concerned that the development may reduce the available habitat for the Rat, and the wombat which uses the site as well.

Thank you for the opportunity to make a submission. I trust that this submission, whilst being a few days late will still be taken into consideration. The exhibition period came right at the busiest point of the winter and just as regional NSW was plunged into Covid-19 lockdown, hampering the Trustees ability to gather, discuss and provide feedback on the proposed development within the allotted timeframe.

Yours sincerely



Julian Thompson
Chairman of Trustees
The Alpine Church & Community Centre - Perisher Valley

23 August 2021

SUB-467

31/8/2021

RE: DA21/11288 PERISHER VIEW SKI LODGE

I object to the proposed development of Perisher View Ski Lodge on the following grounds:

1. The location is inappropriate. The Perisher community should have been notified of the proposed site before it was allocated.
2. Burramys Road up past the church and other lodges is busy in winter with both skiers, pedestrians and oversnow vehicles. The proposed development is going to reduce sightlines and make the road more dangerous.
3. The Alpine Church is a very attractive building. To put a much larger building right next to it is poor development. In the suburbs of Sydney we see houses filling up the entire block with little space between neighbours; it is not necessary in Perisher. My understanding of the early planning of Perisher was that buildings should be well spaced to give occupants a feeling of wilderness. This development is not going to give that to its occupants and diminish the experience of other lodges close by.
4. The building looks particularly big for the number of beds. There is a history of this sort of thing in Perisher that then sees more occupancy than is permitted.
5. The large balcony spaces have not been well thought out and will see significant snow accumulation.
6. Although not specifically related to the application a Price Waterhouse report some years ago found that commercial lodges needed to have 50 beds to be economic. It is difficult to see how this development could be economic given that a similar sized lodge in Perisher has recently sold for just over two million dollars.

I believe the best solution would be to find a more suitable site in the valley.

Yours faithfully,

Cliff Wallis

Sundeck Hotel, Perisher Valley

August 31, 2021

Dept of Planning

Jindabyne Office

Dear Sir,

RE: DA21/11288 PERISHER VIEW SKI LODGE

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