



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No 22/1254

Granted on the 1 November 2022

Signed M Brown

Sheet No 1 of 10

Project: Alterations to Existing Ski Lodge
Valhalla Ski Lodge
Lot 1 DP1172991
31 Candle Heath Road, Perisher Valley NSW 2624

DATE: JANUARY 2022
PREPARED FOR: VALHALLA SKI LODGE
PREPARED BY: ACCENT TOWN PLANNING
REVISION: 01

1.0 Introduction

The project for which this Statement applies is for alterations to an existing ski lodge within Perisher Valley. Valhalla Ski Lodge is located at 31 Candle Heath Road, Perisher Valley within Kosciuszko National Park, NSW. The site is legally described as Lot 1 DP1172991.

The proposal seeks approval to undertake new works to upgrade the existing lodge to offer a higher standard of accommodation and service for the local tourism industry.

Following is a list of the proposed alterations to Valhalla Ski Lodge:

- Replacement of external cladding.
- Replacement of windows.
- Removal wall cisterns from bathrooms and reinstate penetration and install standard surface mounted toilet suites.

The proposed development is deemed to be of positive influence by improving the long-term resilience of the ski lodge to continue historical use as year-round accommodation for the alpine resorts. The proposed alterations will provide modern amenities and enhance the visitor experience of Perisher Valley and Kosciuszko National Park as well as improving sustainability with the new toilets requiring less water, and the new windows and cladding improving thermal regulation of the lodge and improve bushfire safety for occupants.

This Statement of Environmental Effects will accompany a Development Application to be lodged with the Department of Planning & Environment (DPE) in accordance with the State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007, under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

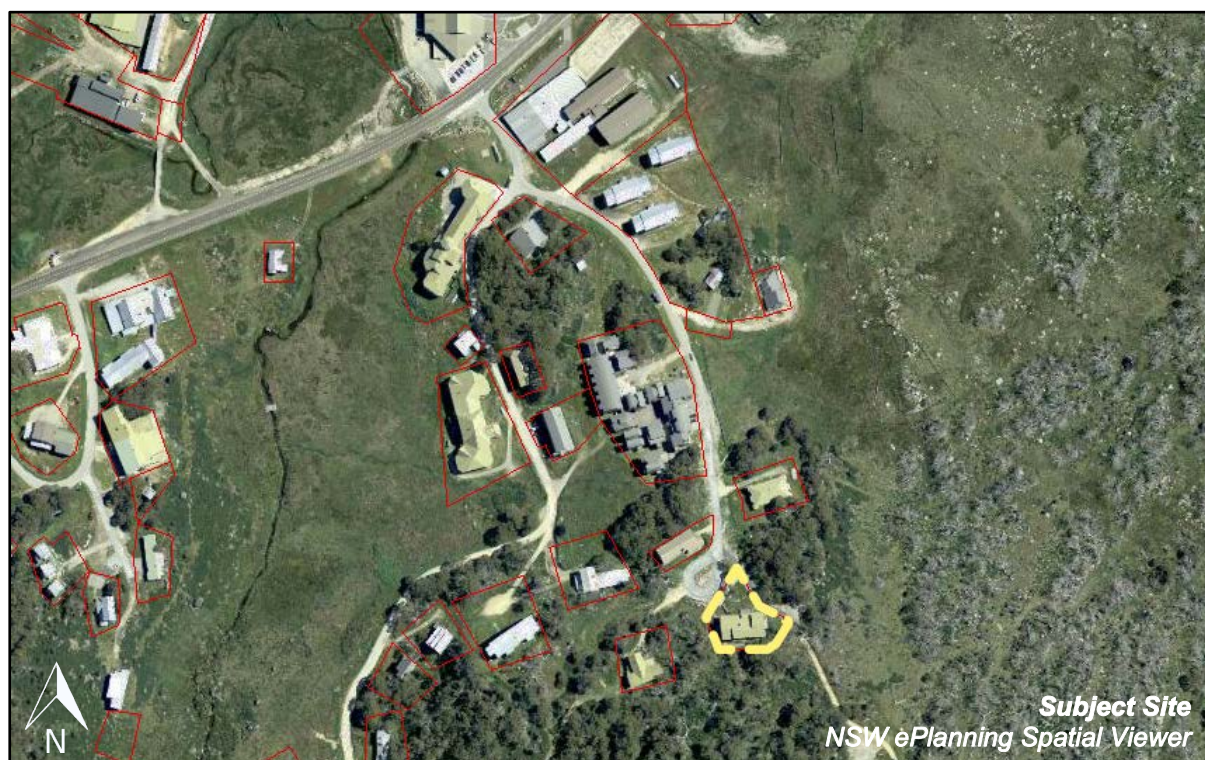
FIGURE 1 EXISTING VALHALLA SKI LODGE



1.1 Site Analysis

The Snowy Mountains and Perisher Valley are a popular tourist destination for both Australians and international travellers. The region offers an array of attractions including Perisher Valley within the Kosciuszko National Park, offering alpine sports, world class mountain biking and Australia's highest mountain, Mt Kosciuszko. The local economy is driven by the winter season with skiing and other winter sports being unique to this region of Australia. A growing summer tourism trade has been developing with activities such as mountain biking, hiking and fishing encouraging outdoor enthusiasts to visit the region year-round.

The site is Lot 1, located at 31 Candle Heath Road, Perisher Valley within the Kosciuszko National Park. The site has an area of approximately 1785 sqm with an existing lodge used for the purpose of tourist accommodation. The resort areas, including Perisher Valley are important to New South Wales due to their economic and social contribution as well as their location within a unique alpine environment.

FIGURE 2 LOCATION OF SUBJECT SITE

There will be no change to the existing building footprint of the lodge from the proposed works.

As per the bushfire hazard assessment, the entire allotment is to be maintained as an inner protection area. An APZ Plan is proposed to be established in conjunction with the Office of Environment and Heritage (OEH)/NPWS to create a defendable space adjoining the building to permit any new work including the proposed replacement cladding and windows to be constructed to achieve BAL 29 to the North and BAL FZ to the East, South and West to provide a better bushfire protection for occupants.

An AHIMS search found zero sites or places recorded or declared at the subject allotment. Likewise, there have been no known Aboriginal artefacts found during previous construction of the lodge. External works proposed will not disturb the ground surface and hence the likelihood for Aboriginal artefacts to be found is very unlikely.

As a result, the proposed alterations to Valhalla Ski Lodge acknowledges the environmental and cultural significance of the area and has proposed a thoughtful and considered design to improve the amenities of the existing lodge. Through provision of modern toilets and external cladding and windows, the long-term resilience of the lodge will be improved by providing a better environmental outcome with more efficient water use and thermal regulation. The proposed alterations will secure the long-term resilience of the lodge so it will be able to continue to service the alpine resort year-round while maintaining the environmental values of the Kosciuszko National Park.

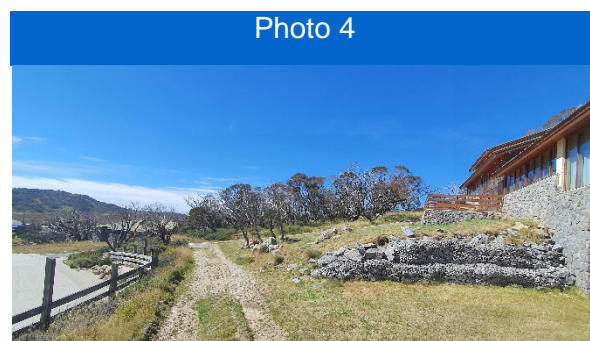
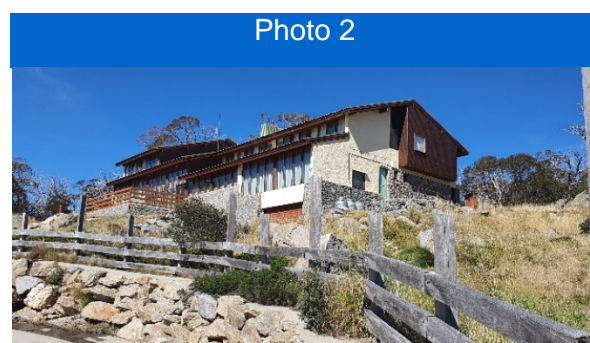
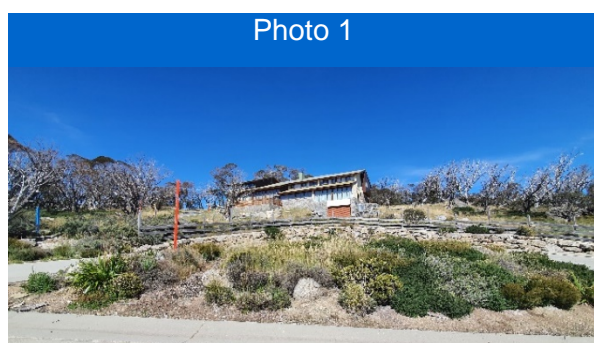
1.2 Site Contours

Landfall is consistent across the site falling from the south to north. No ground disturbance or structural changes are proposed. Access to the site is well maintained.

FIGURE 3 SITE PLAN



2.3 Site Photos





3.0 Project

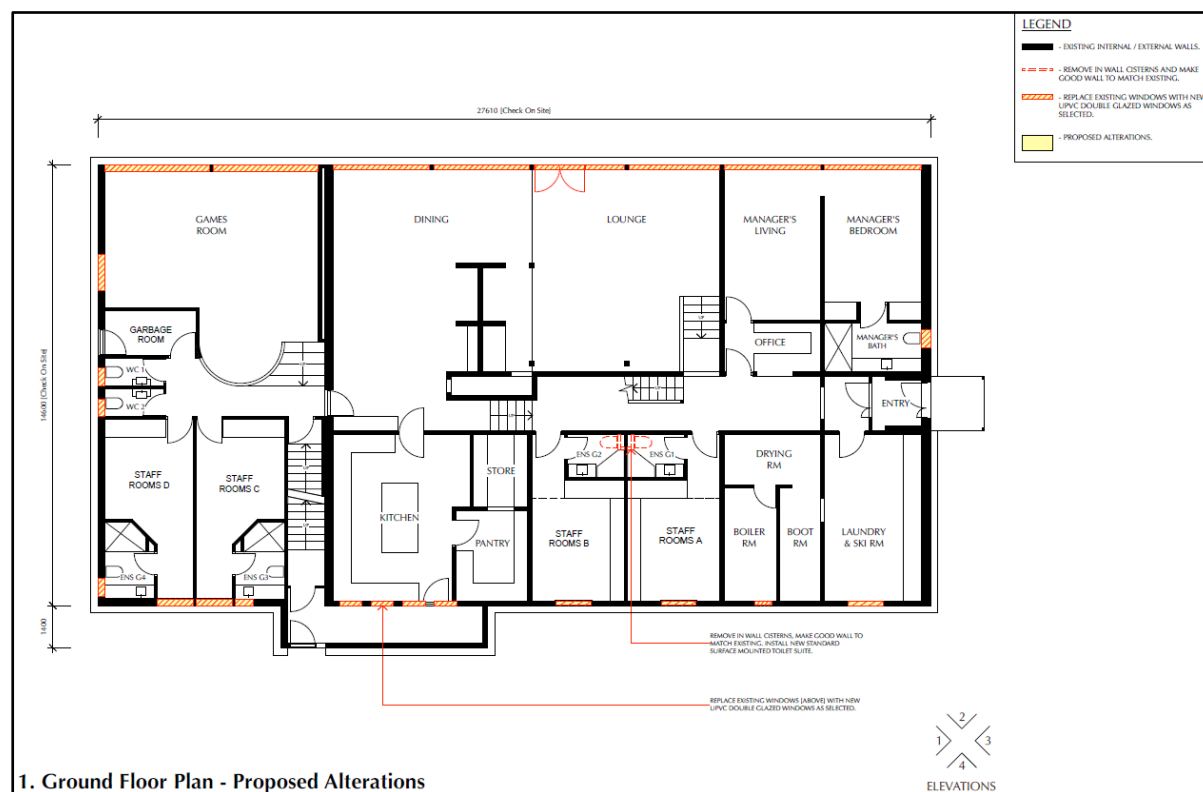
The proposal aims to gain approval for alterations to existing Valhalla Ski Lodge within Perisher Valley. The proposed alterations will improve the amenity of the lodge with no change to existing operations, guest capacity or building footprint.

The following is a list of the proposed alterations to Valhalla Ski Lodge:

- Replacement of external cladding.
- Replacement of windows.
- Removal wall cisterns from bathrooms and reinstate penetration and install standard surface mounted toilet suites.

The proposed development is deemed to be of positive influence on Perisher Valley by offering upgraded amenities for guests while improving the energy efficiency of the ski lodge. The existing lodge offers an articulated façade with a mix of materials and natural tones and the proposed new works will complement the existing materials. The natural tones are consistent with the natural and built environment of Perisher Valley.

FIGURE 4 PROPOSED GROUND & FIRST FLOOR PLAN

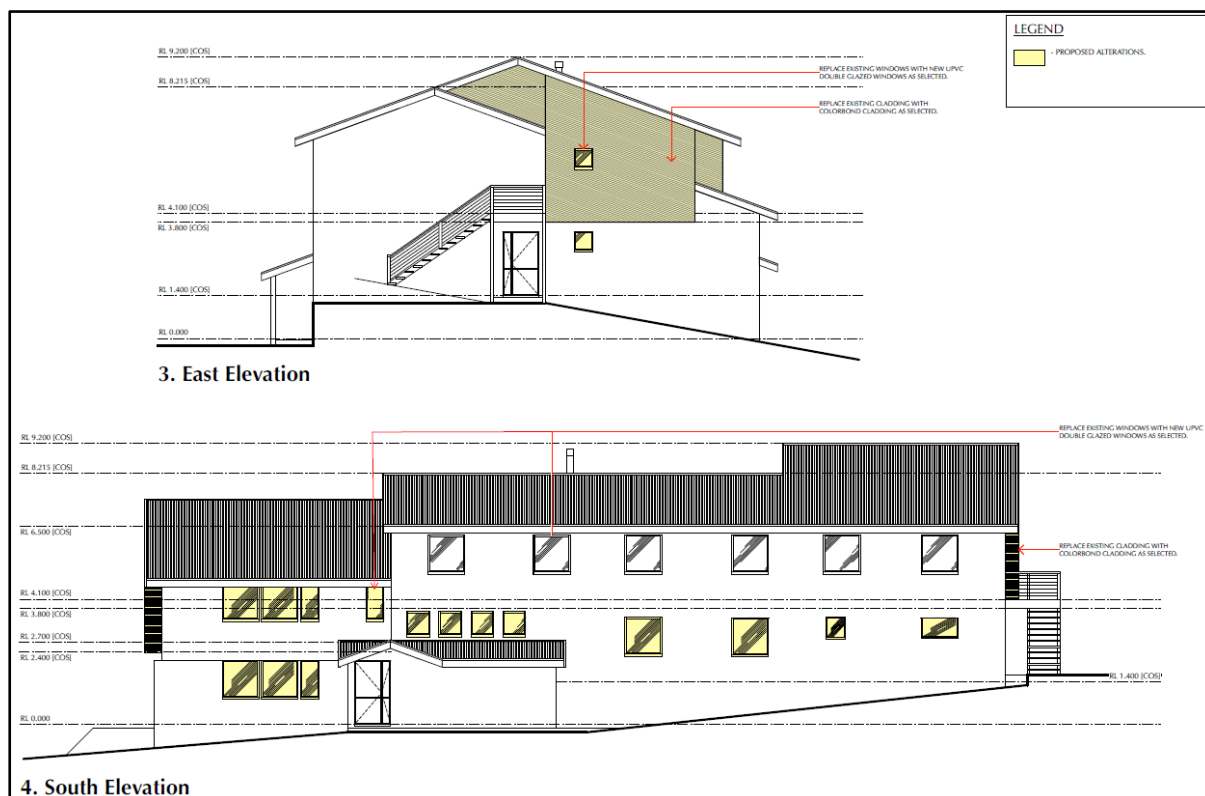
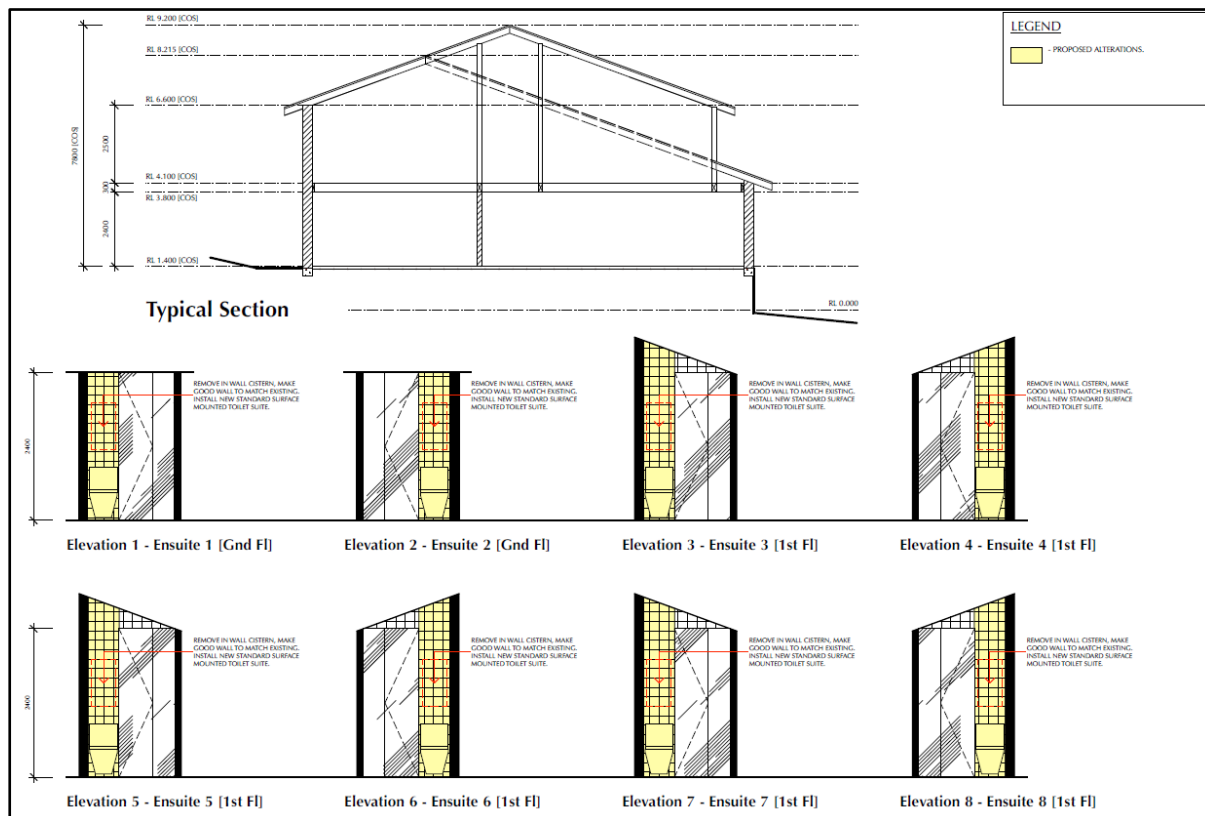


The image displays two architectural elevation drawings of a building, labeled '1. West Elevation' and '2. North Elevation'. Both drawings show proposed alterations in yellow hatched areas.

1. West Elevation: This drawing shows the side profile of the building. It includes a gabled roof section and a main rectangular section. Elevation markers on the left include RL 9.200 (CCOG), RL 8.215 (CCOG), RL 5.100 (CCOG), RL 2.700 (CCOG), RL 2.400 (CCOG), RL 0.000, and CCOG RL -0.450. Elevation markers on the right include RL 4.100 (CCOG), RL 3.800 (CCOG), and RL 2.400 (CCOG). Annotations include 'REPLACE EXISTING CLADDING WITH COLORBOND CLADDING AS SELECTED' and 'REPLACE EXISTING WINDOWS WITH NEW LPVC DOUBLE GLAZED WINDOWS AS SELECTED'.

2. North Elevation: This drawing shows the front facade of the building. It features a large central window area and a smaller section on the right. Elevation markers on the left include RL 9.200 (CCOG), RL 8.215 (CCOG), RL 4.500 (CCOG), RL 4.100 (CCOG), RL 3.800 (CCOG), and RL 1.400 (CCOG). Elevation markers on the right include RL 5.100 (CCOG), RL 2.700 (CCOG), RL 2.400 (CCOG), RL 0.000, and CCOG RL -0.450. Annotations include 'REPLACE EXISTING CLADDING WITH COLORBOND CLADDING AS SELECTED' and 'REPLACE EXISTING WINDOWS WITH NEW LPVC DOUBLE GLAZED WINDOWS AS SELECTED'.

LEGEND: A yellow hatched box indicates 'PROPOSED ALTERATIONS'.

FIGURE 6 EAST & SOUTH ELEVATIONS**FIGURE 7 SECTIONS**

4.0 Table 1—General Information

Project description	
<p>The proposal aims to gain approval for alterations to existing Valhalla Ski Lodge within Perisher Valley. The proposed alterations will improve the amenity of the lodge with no change to existing operations, guest capacity or building footprint.</p> <p>Following is a list of the proposed alterations to Valhalla Ski Lodge:</p> <ul style="list-style-type: none"> • Replacement of external cladding. • Replacement of windows. • Removal wall cisterns from bathrooms and reinstate penetration and install standard surface mounted toilet suites. 	
Site suitability	
The site is suitable for the proposed development.	
<ul style="list-style-type: none"> • site constraints such as flooding, slope, geotechnical hazards, bushfire and any other risks 	<p>Identified as bushfire prone land. See Bushfire Hazard Assessment Report provided with application.</p> <p>Proposed works will not disturb the ground surface and hence a geotechnical assessment is not needed.</p>
<ul style="list-style-type: none"> • effects on the local environment, landscape, streetscape, appearance or scenic quality of the locality 	<p>The building offers typical alpine style architecture which is consistent with the surrounding development and existing buildings of Perisher Valley. Materials are comprised of timber cladding and stonework and a steel pitched roof which complements the surrounding area. It is proposed to replace the timber cladding with colorbond steel cladding which is consistent with improvement of other lodges within Perisher Valley and will provide better bushfire protection outcomes for occupants.</p>
<ul style="list-style-type: none"> • biological and ecological impacts including the impacts on fauna and flora 	<p>Subject lot has areas identified with high biodiversity values. However, no vegetation removal is proposed, and the lodge is not within areas of proposed works. See Biodiversity & Aboriginal Heritage Assessment provided.</p>
<ul style="list-style-type: none"> • impacts on existing and future amenity of the locality 	<p>The upgrades are deemed to be of positive influence on both the existing building as well as Perisher Valley by offering modern amenities for guests while maintaining the character of Perisher Valley.</p>
<ul style="list-style-type: none"> • the age and condition of any structures or buildings. 	<p>The building is in sound condition.</p>
Present and previous uses	
<p>Valhalla Ski Lodge offers holiday accommodation which is consistent with its use since construction.</p>	

No known contaminating activities have ever been undertaken on site
Operational details
No proposed changes to operation of the Lodge proposed.
Change of use of a building (where there is no building work)
Not applicable.
Building classification and Building Code of Australia (BCA)
Valhalla Ski Lodge is classified as class 3 – Accommodation. No changes to existing fire safety measures or performance solutions are proposed.
Snow Deposition
No change to the existing roof structures proposed.
Geotechnical Engineering Summary
Proposed works will not disturb the ground surface and hence a geotechnical assessment is not needed.
Structural Engineering Details
No structural changes are proposed as part of this application
Social and economic impact
The proposed project is not expected to generate any negative social or economic issues. Instead, the proposed alterations have been designed to minimise any amenity impacts on the neighbouring properties and will provide better amenity to guests of Valhalla Ski Lodge.
Access and traffic
No changes to existing access proposed as part of this application. No increases in traffic will occur due to the proposed development as the proposed works are cosmetic only.
Privacy, views and overshadowing
There will be no privacy, views or overshadowing issues created by the proposed alterations with no changes to the existing building structure or footprint proposed. External changes confined to cladding and windows only.
Air and noise
No air and noise pollution will be created by the proposed alterations. Works will be minimal and will create negligible noise disturbance. The proposed works will be completed during the allowed construction hours between October and May and not impact adjoining properties. As noise is not a major issue, a report from qualified acoustic consultant will not be required.
Soil, water and wastewater management
No changes water and wastewater management proposed. There are also no critical areas of habitat found on site.
Heritage

Valhalla Ski Lodge is not identified as having heritage values. Therefore, a heritage impact statement is not required.

Aboriginal Cultural Heritage

There are no confirmed site records or any other associated landscape feature information from an AHIMS search. There is no oral, historical or archaeological evidence to suggest that burials or places of spiritual, ceremonial or social significance occurred within the resort area. As a result, the General Due Diligence Assessment showed that AHIP application is not necessary. The proposed works should be able proceed with caution and if any objects are to be found works will be stopped and appropriate authorities will be notified.

See Biodiversity & Aboriginal Heritage Assessment provided by Accent Town Planning for further information.

Vegetation Removal

No clearing is required for the proposed works.

Entire allotment is to be maintained as an inner protection area. An APZ Plan is proposed to be established in conjunction with the Office of Environment and Heritage (OEH)/NPWS to create a defensible space adjoining the building to permit any new work including the proposed replacement cladding and windows to be constructed to achieve BAL 29 to the North and BAL FZ to the East, South and West to provide a better bushfire protection for occupants.

Energy

Not applicable.

Waste

No changes proposed to existing waste management procedures. Construction waste will be put in skip bin, location shown on SEMP, and will be removed from Kosciuszko National Park and disposed of accordingly.

Demolition

Minor demolition works are proposed for the removal of timber cladding, windows and wall cistern toilets.

5.0 Permissibility, Legislation and Regional Plan

5.1 South East and Tableland Regional Plan 2036

The proposed alterations of Valhalla Ski Lodge will improve the amenity and energy and water efficiency of the lodge, which is consistent with the purpose of the Regional Plan that provides a framework to provide infrastructure and development to strengthen the long-term resilience of the Southeast and Tableland region.

Improved tourist accommodation within Kosciuszko National Park will enhance visitor experience and promote tourism. The Regional Plan not only seeks to promote tourism and long-term resilience but acknowledges the unique environmental and cultural significance of the Kosciuszko National Park which this application has taken into consideration.

As a result, the proposed alterations are consistent with the Regional Plan as they acknowledge the environmental and cultural significance of the area and has considered the development to have the least impact possible while promoting the area for tourism and improve the long-term resilience of Kosciuszko National Park.

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

The proposal is for the replacement of external timber cladding, windows and wall cistern toilets of an existing tourist accommodation building which is a permissible use under clause 11 of the Alpine SEPP. As seen below 'tourist accommodation' is permissible with consent within Thredbo Alpine Resort.

FIGURE 10 ZONING E1 NATIONAL PARKS AND NATURE RESERVES



Perisher Range Alpine Resort – Land Use Table

Permitted without consent

Nil

Permitted with consent

Advertisements; Building identification signs; Business identification signs; Car parking; Commercial premises (other than brothels and workshops); Community facilities; Conference facilities; Educational establishments; Emergency services facilities; Entertainment facilities; Fences; Food outlets; Health profession consulting rooms; Helipads; Infrastructure facilities; Lifting facilities; Management trails; Medical centres; Places of public worship; Public utility undertakings; Recreation facilities; Recreation infrastructure; Shops; Ski slope huts; Ski slopes; Snow-making infrastructure; Stream flow monitoring stations; Telecommunications facilities; The Skitube; Tourist accommodation; Transport facilities; Vehicle repair stations; Weather stations

Prohibited

Any development not otherwise specified in item 1 or 2.

The proposed alterations will replace the existing timber cladding that will provide greater bushfire protection for occupants, durability and thermal regulation. Likewise, the replacement of windows will also improve the bushfire and thermal regulation of the building improving the amenity and safety for guests. The external changes will enhance the amenity of the existing tourist accommodation lodge and will blend into the natural and built environment of Perisher Valley. Removal of the wall cisterns and replacement with new modern style toilets will provide contemporary bathroom amenity for guests and improve water efficiency of the lodge.

There is no ground disturbance proposed by the development application and no excavation is required, creating no negative impacts on the environment. The entire allotment is to be maintained as an inner protection area and branches of existing trees need to be trimmed as to not overhang the lodge.

There are no recorded or known Aboriginal sites or artefacts found within proximity of the existing lodge. No ground works are proposed and hence the potential of Aboriginal artefacts being found to be nil.

As a result, the proposed site selection has made every effort to ensure protection of the unique environmental and cultural elements of the Kosciuszko National Park through an environmentally sustainable and thoughtful development. The alterations will benefit the recreational area and provide more modern amenity to guests while protecting the diverse cultural and environmental values of Kosciuszko National Park.

5.2.1 Matters to be Considered by Consent Authority (Clause 14 Alpine SEPP)

(1) In determining a development application that relates to land to which this Policy applies, the consent authority must take into consideration any of the following matters that are of relevance to the proposed development—	
(a) the aim and objectives of this Policy, as set out in clause 2,	No negative impacts on the built and natural environment under this proposal.
(b) the extent to which the development will achieve an appropriate balance between the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),	No earthworks will be needed for the proposed works. Hence, no geotechnical assessment will be required for this application. Bushfire Hazard Assessment provided. Flooding is not applicable.
(c) having regard to the nature and scale of the development proposed, the impacts of the development (including the cumulative impacts of development) on the following:	Proposed external alterations to the existing tourist accommodation lodge will be confined cladding and windows and respects the nature and scale of the existing building.
(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development,	No changes to existing road/driveway access or bed numbers proposed as part of this application.
(ii) the capacity of the reticulated effluent management system of the land to which this Policy applies to cater for peak loads generated by the development,	No change to water supply proposed. New toilets will be connected through existing penetrations.
(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,	No extra waste will be generated from the improvements. Due to this existing waste management is to be maintained. Construction waste will be dealt with accordingly.
(iv) the capacity of any existing water supply to cater for peak loads generated by the development,	No change to water supply proposed.
(d) any statement of environmental effects required to accompany the development application for the development,	SEE provided.

<p>(e) if the consent authority is of the opinion that the development would significantly alter the character of the alpine resort—an analysis of the existing character of the site and immediate surroundings to assist in understanding how the development will relate to the alpine resort,</p> <p>(f) the <i>Geotechnical Policy—Kosciuszko Alpine Resorts</i> (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development,</p> <p>(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,</p> <p>(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,</p> <p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range</p> <p>(j) the extent to which the development may be connected with a significant increase in activities, outside of the ski season, in the alpine resort in which the development is proposed to be carried out</p> <p>(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:</p> <p style="padding-left: 20px;">(i) the capacity of existing infrastructure facilities, and</p> <p style="padding-left: 20px;">(ii) any adverse impact of the development on access to, from or in the alpine resort,</p> <p>(l) if the development is proposed to be carried out in Perisher Range Alpine Resort—</p> <p style="padding-left: 20px;">i. the document entitled <i>Perisher Range Resorts Master Plan</i>, as current at the commencement of this Policy, that is</p>	<p>The proposed improvements will retain the character of the existing lodge which complements the built environment of Perisher Valley, while providing improved amenities to guests of the lodge.</p> <p>No earthworks will be needed for the proposed works. Hence, no geotechnical assessment will be required for this application.</p> <p>No earthworks will be needed for the proposed works. Hence, no geotechnical assessment will be required for this application.</p> <p>No change to existing stormwater drainage proposed. Proposed addition will be connected to existing stormwater design.</p> <p>Proposed external alterations will not be a visible change from the Main Range and is not located within an area identified as having exceptional natural and cultural significance. The proposed replacement cladding and windows will complement the existing building, natural area and built environment.</p> <p>Proposed alterations will improve the water and energy efficiency of the lodge through better thermal regulation and more water efficient toilets. Replacing the cladding and windows will also provide better bushfire protection.</p> <p>Not applicable.</p> <p>Not applicable.</p>
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<p>deposited in the head office of the Department, and</p> <p>ii. the document entitled <i>Perisher Blue Ski Resort Ski Slope Master Plan</i>, as current at the commencement of this Policy, that is deposited in the head office of the Department,</p> <p>(m) if the development is proposed to be carried out on land in a riparian corridor—</p> <p>i. the long term management goals for riparian land, and</p> <p>ii. whether measures should be adopted in the carrying out of the development to assist in meeting those goals.</p>	<p>Existing lodge and the proposed alterations are not located within a riparian corridor.</p>
(2) The long term management goals for riparian land are as follows—	
<p>(a) to maximise the protection of terrestrial and aquatic habitats of native flora and native fauna and ensure the provision of linkages, where possible, between such habitats on that land,</p> <p>(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,</p> <p>(c) to minimise soil erosion and enhance the stability of the banks of watercourses where the banks have been degraded, the watercourses have been channelised, pipes have been laid and the like has occurred.</p>	<p>Existing lodge and the proposed alterations are not located within a riparian corridor.</p>

5.2.2 Additional matters to be considered for buildings (Clause 15)

<p>(1) Building height</p> <p>In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed height of the building (where relevant) and the extent to which that height—</p>	
<p>(a) has an impact on the privacy of occupiers and users of other land, and</p> <p>(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and</p> <p>(c) has an impact on views from other land, and</p> <p>(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual</p>	<p>The proposed alterations will have no changes on the existing privacy of guests or adjoining properties.</p> <p>No solar impact in relation to overshadowing from the proposed works as no changes to building form proposed.</p> <p>Proposed alterations will not have any impact on views from neighbouring lodges.</p> <p>Not applicable.</p>

<p>impact when viewed from the Alpine Way, and</p> <p>(e) if the building is proposed to be erected in Perisher Range Alpine Resort—needs to be limited so as to assist in maintaining the skyline when viewed from Kosciuszko Road and any other public roads, and</p> <p>(f) if the building is proposed to be erected in an alpine resort other than Thredbo Alpine Resort or Perisher Range Alpine Resort—is similar to existing buildings in the resort where it is proposed to be erected, and</p> <p>(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.</p>	<p>Not applicable. Alterations to existing lodge only.</p> <p>Not applicable.</p> <p>Not applicable.</p>
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(2) - Building Setback

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

(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and	No changes to existing configuration and open spaces provided by the lodge.
(b) assists in achieving high quality landscaping between the building and other buildings, and	No changes to existing landscaping proposed.
(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and	Provides improved amenity for a more modern and safe stay. Alterations will have no impact on view corridors or public domain.
(d) is adequate for the purposes of fire safety, and	No changes to existing fire safety provisions proposed.
(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and	No changes to existing driveway access and parking at the tourist accommodation lodge proposed.
(f) will facilitate the management of accumulated snow.	No change to roof pitch or design.

(3) Landscaped Area

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

(a) as a means of assisting in the protection of the unique alpine environment of the alpine resort concerned, and to maximise its	No vegetation is proposed to be removed as part of this application.
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<p>natural visual amenity, for the benefit of visitors and natural ecosystems, and</p> <p>(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and</p> <p>(c) to limit the apparent mass and bulk of the building, and</p> <p>(d) as an amenity protection buffer between the proposed building and other buildings,</p> <p>(e) as a means of reducing run-off, and</p> <p>(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.</p>	<p>Future clearing to maintain APZ in perpetuity to be in consultation with NPWS.</p> <p>No changes to existing open space provisions proposed. Improvements will provide greater summer amenities for guests.</p> <p>No change to existing building footprint, bulk and mass.</p> <p>No changes proposed.</p> <p>No changes proposed.</p> <p>No significant existing site features identified on site.</p>
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5.3 Other approvals Rural Fires Act 1997

The existing lodge is identified as being on bushfire prone land, an approval is required from the NSW Rural Fire Service (RFS) under Section 100B of the Rural Fires Act 1997 in the form of a Bushfire Safety Authority. See bushfire hazard assessment provided to be submitted to the RFS as part of this application.

5.4 Environmental Planning and Assessment Act 1979 (203)

5.4.1 Objects of the EP&A Act

The proposed improvements are consistent with the definition of ecologically sustainable developments (ESD) as the addition has regard to the ESD principles in accordance with the objects of the EP&A Act.

See consideration of the objectives in Section 1.3 of the EP&A Act below:

Object of the EP&A Act	Consideration
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources	Proposed alterations will have a positive social and economic impact by providing improved amenities for guests through modern toilets for a more comfortable stay. The improvements will encourage the use of the recreation area while protecting the natural environmental values of the resort through no ground works or vegetation removal for the proposed works. The proposed works will also provide better energy efficiency through improved thermal regulation that also will provide a better bushfire protection outcome for occupants.
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment	Proposed alterations to the external areas will provide better energy efficiency through improved thermal regulation. Replacing the old wall cisterns with new modern toilets will provide better water efficiency too. Thoughtful planning and design ensure the alterations will complement the existing external features of the

	lodge and built environment of the resort will have positive economic and social impacts as well as minimal impact on the environment.
(c) to promote the orderly and economic use and development of land	The proposed improvements to the existing tourist accommodation building will promote an orderly and economic use of the site.
(d) to promote the delivery and maintenance of affordable housing	Not applicable.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats	No predicted impacts to the environment from the proposed development have been found. Hence is considered as ecologically sustainable development. See assessment provided.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	The proposed improvements will not impact upon cultural heritage including Aboriginal cultural heritage. See assessment provided.
(g) to promote good design and amenity of the built environment	Proposed improvements of the lodge will complement the natural setting of Perisher Valley and existing built environment while providing better thermal regulation and bushfire protection to the lodge.
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants	Proposed improvements will comply with BAL 29 construction to the North and BAL FZ construction to the East, South and West to provide better bushfire protection for occupants. An APZ Plan is proposed to allow for BAL 29 to the North and BAL FZ to the East, South and West APZ distances to provide a better bushfire protection outcome to occupants.
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State	Integrated development application with NPWS and NSW Rural Fire Service.
(j) to provide increased opportunity for community participation in environmental planning and assessment.	Development application to be placed on Department's website. Community participation is encouraged through the exhibition process under <i>The Community Participation Plan</i> set out by the NSW Government.

5.4.2 Biodiversity Conservation Act 2016

Section 1.7 of the EP&A Act requires the application of the Biodiversity Conservation Act 2016 (BC Act) in connection with the terrestrial environment.

It is vital that all development and clearing follows the Biodiversity Offsets Scheme which has been created to avoid, minimise and offset impacts on biodiversity.

No vegetation clearing is proposed as part of this application, and future clearing to maintain APZ is below the clearing threshold. The site is not located within an area identified with high biodiversity values on the BVM. The proposal will not have a significant effect on threatened species or ecological

communities and is not declared as an area of outstanding biodiversity value within Kosciuszko National Park. As a result, biodiversity offsets do not apply as part of this application.

See Biodiversity and Aboriginal Heritage assessment provided for full assessment of the four triggers of the Biodiversity Offsets Scheme.

5.5.3 Considerations under section 4.15 of the EP&A Act

In determining a development application, a consent authority must take into consideration the matters referred to in Clause 4.15 (1) of the EP&A Act as are of relevance to the development:

4.15 – 1 (a) (i) the provisions of an environmental planning instrument

The applicable environmental planning instrument is State Environmental Planning Policy (Kosciuszko National Park — Alpine Resorts) 2007.

4.15 – 1 (a) (ii) the provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)

None are applicable to the proposal.

4.15 – 1 (a) (iii) the provisions of any development control plan

None are applicable to the proposal.

4.15 – 1 (a) (iiia) the provisions of any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

None are applicable to the proposal.

4.15 – 1 (a) (iv) the provisions of any Regulations (to the extent that they prescribe matters for the purposes of this paragraph)

Clause 92 —The subject site is not within the coastal zone and no demolition works proposed.

4.15 – 1 (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Natural Environment: Impacts on the natural environment will be minimal, with the no vegetation removal proposed and building footprint for the proposed alterations confined to the existing building with no additions proposed.

Built Environment: The proposed materials for the external cladding will blend seamlessly into the existing lodge and be consistent with the vernacular style of Perisher Valley and surrounds. The overall changes to the built environment are considered of positive influence on the locality and there will be no negative impacts on the streetscape.

Social and Economic impacts in the locality: The proposed alterations have been designed to minimise any amenity impacts on the neighbouring properties and is not expected to generate any negative social or economic issues. The upgrades will provide an improved accommodation experience for visitors to the Kosciuszko National Park.

The investment in the building results in a positive economic impact with a number of short-term construction jobs being generated.

4.15 – 1 (c) the suitability of the site for the development

Perisher Range Alpine Resort is one of four alpine resorts within NSW are important due to their economic and social contribution as well as their location within a unique alpine environment.

Proposed replacement cladding windows and toilets will not change the current use of the lodge, building footprint or bed numbers of the existing lodge.

The proposed development will not create biological or ecological impacts or impacts on the fauna and flora (see Biodiversity and Aboriginal Heritage Assessment submitted with application).

An APZ Plan is proposed to be established in agreement with NPWS and RFS to allow for BAL 29 construction to the North and BAL FZ construction to the East, South and West to provide better bushfire protection for occupants. No further landscaping proposed other than maintaining the APZ in perpetuity to address the legislative bushfire requirements and reduce the impact of the existing exotic grasses.

An AHIMS search found zero sites or places recorded or declared at the subject allotment. Likewise, there have been no known Aboriginal artefacts found during previous construction of the lodge.

There will be no geotechnical issues as no earthworks or ground disturbance will occur due to the proposed improvements.

4.15 – 1 (d) any submissions made in accordance with this Act or the regulations

The Consent Authority may require that the application be notified to adjoining properties and lessees. Submissions will be able to be made on the NSW Planning and Environment website once the application is on exhibition

4.15 – 1 (e) the public interest

The development proposal satisfies the objectives of the State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 and is considered positive in terms of the public interest.

6.0 Conclusion

Suitability of the site for development

The proposal complies with the relevant environmental planning instruments and policies. The Statement of Environmental Effects confirms that the site is suitable and capable of sustaining the proposed improvements, with no adverse impacts.

Submissions Made in Accordance with the Act or regulations:

Given the proposals minimal environmental it is unlikely to raise significant objection.

The Public Interest

The proposal is in the public interest as:

- It provides a sustainable land use.
- The proposal is suitable within the locality.
- The proposal is positive in terms of the amenity of the area.

8.0 Site Environmental Management Plan (SEMP)

As detailed in the Statement of Environmental Effects, the proposed addition will generate minimal impacts.

- Minimal site clearing activity will occur through this project.
- No flow paths will be altered as a result of this development.
- Scaffolding will be erected at natural ground level during the construction phase in order to reach the proposed construction zone.
- Construction vehicles will enter the site via the existing site entry.
- Construction vehicles will park in the sites existing designated car parks.
- All construction materials will be stored within the existing site car parking zone.

Dust Control

Works involving dust dispersion will use water spray to help keep material damp and dust down. Covers will be placed over waste storage areas and piles of excavated materials to prevent dust dispersion. When transporting materials that cause dust they will be dampened and covered before moving.

Litter Control

Litter control around the site is the responsibility of all on site. A daily site clean up to reduce litter around the site and prevent any possible hazards it causes will be performed. It is the subcontractor's responsibility to leave the work area neat, clean and free of litter. Litter collected can be placed in bins or specified areas and disposed of at the local council tip.

Emergency Procedures

In case of an emergency, the following key emergency response contacts are:

Organisation	Emergency Phone	Non Emergency Phone
NSW Police	000	Jindabyne: 02 6456 2244
NSW Fire and Rescue	000	Perisher: 02 6457 5037
NSW Ambulance	000	Cooma: 02 9320 7777
Cooma Hospital	02 6455 3222	
National Parks and Wildlife Service (NPWS)/OEH	1800 629 104	Snowy Region: 6450 5600 Jindabyne: 6450 5555
Roads and Maritime Services	Traffic incidents & road conditions: 131 700 Road closures and special events: 132 701	
EPA Environment Line	131 555	
NRMA Road Service	13 21 32	

Noise control


Noise on a construction site can become a form of pollution to the local environment through the use of plant, machinery and tools. For protection of employees and visitors to the site they are issued with PPE including ear protection.

To reduce noise pollution from site the following procedures will be followed:

- All plant, machinery and tools will be maintained in good working order at all times;
- Work involving noisy tools or machinery to be used inside the building structure when possible;
- Strict hours of operation for each site will be implemented to reduce noise pollution to the surrounding areas
- In the instance of receiving a complaint in regard to noise levels immediate rectification will occur as far as practical.

Fuels & Chemicals

No fuel or chemicals will be stored onsite during construction.

	Department of Planning and Environment
<i>Issued under the Environmental Planning and Assessment Act 1979</i>	
Approved Application No 22/1254	
Granted on the 1 November 2022	
Signed M Brown	
Sheet No 2 of 10	