



# Guthega Inn

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Development Application Assessment  
DA 22/5281

May 2022

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*Cover image: Main Range, Kosciuszko National Park (Source: Alpine Resorts Team)*

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# Glossary

Abbreviation	Definition
<b>BCA</b>	Building Code of Australia
<b>BC Act</b>	<i>Biodiversity Conservation Act 2016</i>
<b>BC Regulation</b>	<i>Biodiversity Conservation Regulation 2017</i>
<b>BVM</b>	Biodiversity Values Map
<b>Consent</b>	Development Consent
<b>CPP</b>	Community Participation Plan
<b>Department</b>	Department of Planning and Environment
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	<i>Environmental Planning and Assessment Regulation 2021</i>
<b>EP&amp;A (DCFS) Regulation</b>	<i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021</i>
<b>EPBC Act</b>	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
<b>EPI</b>	Environmental Planning Instrument
<b>ESD</b>	Ecologically Sustainable Development
<b>KNP</b>	Kosciuszko National Park
<b>Minister</b>	Minister for Planning
<b>NPWS</b>	National Parks and Wildlife Service
<b>Planning Secretary</b>	Secretary of the Department of Planning and Environment
<b>RFS</b>	NSW Rural Fire Service
<b>SEPP</b>	State Environmental Planning Policy

# Executive Summary

This report outlines the assessment of Development Application (DA 22/5281) lodged by Mrs Jennifer Kennedy, Kaiwarra Pty Ltd (the Applicant) seeking approval for the installation of two heat pumps for hot water services at Guthega Inn, 57 Mount Tate Road, Guthega, Perisher Range Alpine Resort within Kosciuszko National Park (KNP).

On 1 March 2022, the State Environmental Planning Policy (Kosciuszko National Park-Alpine Resorts) 2007 (the Alpine SEPP) was consolidated into of the State Environmental Planning Policy (Precincts - Regional) 2021 (Precincts - Regional SEPP). The SEPP consolidation is administrative. No policy changes have been made.

The Minister for Planning is the consent authority for development within a ski resort in KNP, administered by the Department of Planning and Environment (the Department). The proposal is permissible with consent under the provisions of the Precincts – Regional SEPP.

Consistent with the Department's Community Participation Plan, the application was exhibited between 7 April 2022 to 21 April 2022 as the works include external alterations to an existing tourist accommodation building within fifty (50) metres of other tourist accommodation buildings. One submission in support of the application was received from the public.

The Department consulted and received comments from the National Parks and Wildlife Service (NPWS) pursuant to clause 4.15 of Chapter 4 of the Precincts – Regional SEPP.

The development relates to tourist accommodation on bush fire prone land. However, an exemption applies under clause 45 (o) of the Rural Fires Regulation 2013 and a bush fire safety authority (BFSa) from the NSW Rural Fire Service (the RFS) is not required. The heat pumps are development of a minor nature that relate to an existing building that is for a special fire protection purpose.

The Department has assessed the proposal in accordance with relevant matters under Section 4.15(1) and the objects of the EP&A Act, the principles of Ecologically Sustainable Development (ESD), and items raised in all submissions.

The Department considers the proposal is acceptable as:

- there will not be a significant impact on any threatened species, populations or ecological communities
- construction impacts on the surrounding environment would be minimised as the proposal will be contained within the existing building footprint and does not require ground disturbance
- the heat pumps are an efficient and environmentally friendly technology that will adequately meet the hot water demands of the Guthega Inn
- the heat pumps would not adversely impact the environment or diminish from the amenity of occupants in nearby buildings or within the public domain

The Department's assessment concludes the application is in the public interest as it supports the ongoing operation of the Guthega Inn which supports the regional plan for the locality and maintains consistency with the Precincts – Regional SEPP.

The Department therefore recommends the application be approved subject to conditions.

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# 1 Introduction

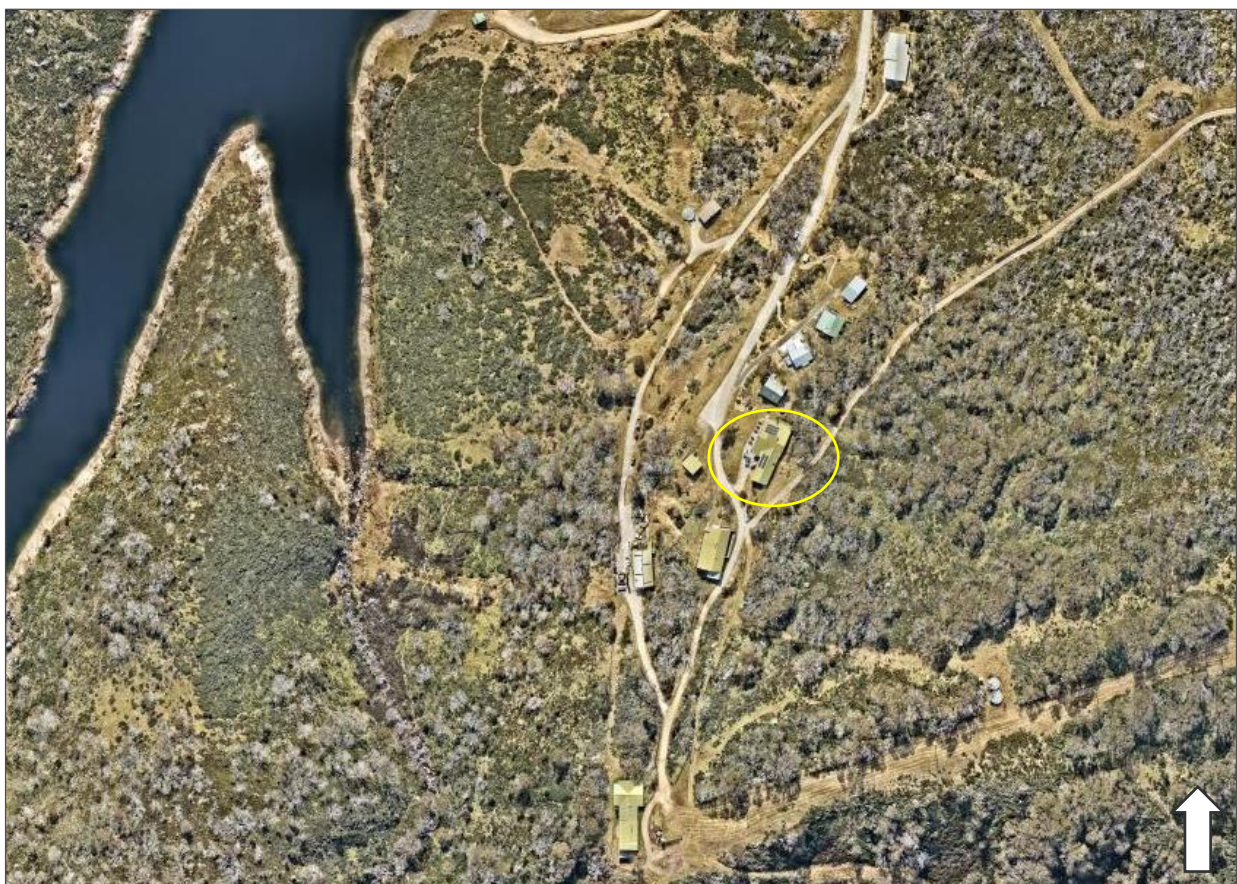
## 1.1 The Department's Assessment

This report contains the Department's assessment of Development Application (DA 22/5281) lodged by Mrs Jennifer Kennedy, Kaiwarra Pty Ltd (the Applicant) seeking approval for the installation of two heat pumps for hot water services at Guthega Inn, 57 Mount Tate Road, Guthega, Perisher Range Alpine Resort within Kosciuszko National Park (KNP).

The Applicant is seeking development consent for the installation of two Mitsubishi Heavy Industries Q-ton heat pumps on the exterior of the building (southern end) with associated services connecting into the building to the new storage tanks in the plant room at Guthega Inn (**Figure 1**).

The Department's assessment has considered all documentation submitted by the Applicant, including the Statement of Environmental Effects (SEE) and accompanying information, and submissions from government authorities. The Department's assessment also considers the legislation and planning instruments relevant to the site and the development, including broader planning principles relating to ecologically sustainable development.

This report describes the development, surrounding environment, relevant strategic and statutory planning provisions and the items raised in submissions. The report evaluates the issues and impacts associated with the development and concludes that the development is in the public interest and should be approved, subject to conditions.



**Figure 1 |** Site location in context of Guthega (Source: Nearmap 2019)

## 1.2 Site location and context

The subject site is known as Guthega Inn, Lot 1 DP 1085249, 57 Mountain Tate Road, Guthega. The existing building (**Figure 2**), licensed for forty-five beds, is used for tourist accommodation and a public restaurant / bar facility. The existing building is constructed of stone, timber cladding and a metal roof. Parking is provided in front of the building, off Mount Tate Road, on the existing gravel surface. Outdoor tables are provided to the west of the buildings entrance for additional seating.

The site is located within Guthega Village and is located adjoining Blue Cow Ski Club to the west, the Australian Ski Club to the southwest and Guthega Ski Club to the north. The Guthega skiing area within Perisher Range Alpine Resort is located to the east across a summer and winter access road / track.

The site has an area of approximately 2,799m<sup>2</sup>. The land is predominantly disturbed or contains native and exotic grasses, apart from a clump of native vegetation in the north-eastern corner of the allotment.



**Figure 2 | Existing Guthega Inn building (Source: Department inspection)**

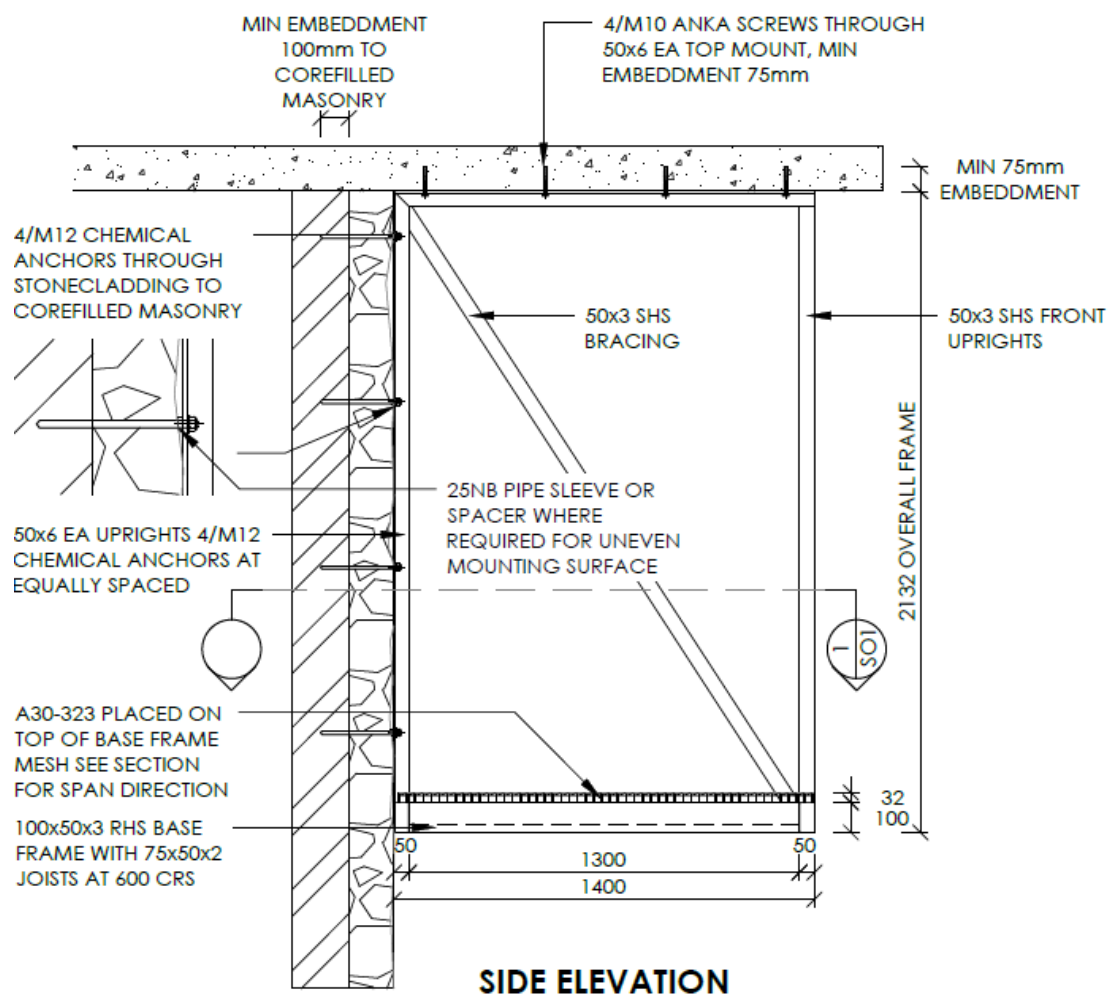


## 2 Project

The application seeks approval for works at Guthega Inn comprising the installation of:

- two Mitsubishi Heavy Industries Q-ton heat pumps on the exterior of the building (southern end) on a steel frame with dimensions of 2.6 metres wide, 1.4 metres deep and approximately 2.13 metres tall
- two 1,000 litre storage tanks inside the building within the existing plant room
- plumbing connections and re-working of pipe from the heat pumps to the plant room
- electrical connections

The heat pump mounting frame (**Figure 3**) is suspended from the external wall and the concrete verandah above at the southern end of the building. It comprises a steel frame structure that will be clad in Steeline Nailstrip metal cladding. The services to run directly through the external wall into the garage. Then from the garage to the existing plant room.



**Figure 3 |** Heat pump mounting frame (Source: Applicant's documentation)



The Q-ton (**Figure 4**) is a high efficiency, air-to-water heat pump which utilises compressor technology and CO2 gas as a refrigerant to deliver a reliable sanitary grade, hot water solution for a range of commercial applications. The Q-ton meets a range of disparate demands including the need for medium to large sanitary hot water generation. This involves low electricity consumption and a high level of environmental friendliness.



**Figure 4 |** Mitsubishi Heavy Industries Q-Ton heat pump (Source: Applicant's documentation / Q-Ton brochure)

The installation of the electric heat pumps is required to replace the existing diesel heating / hot water system.

The cost of works for the proposal is stated as \$110,220.

### 3 Strategic context

The Snowy Mountains region offers a diverse and unique mix of visitor destinations including the KNP, the alpine resorts, the iconic Snowy River and the highest mountains on the Australian continent. A strong tourism economy is driven mainly by skiing and related winter sport experiences during the peak winter season. The Region, including the alpine resorts, also provides opportunities for a range of other recreational activities during the warmer months such as hiking, fishing, kayaking and mountain-biking. The resorts are important to NSW due to their economic and social contribution as well as their location within a unique alpine environment. The two main documents that support the strategic context of the alpine resorts are the *South East and Tableland Regional Plan 2036* and the *Precincts - Regional SEPP*.

#### **South East and Tableland Regional Plan 2036**

The South East and Tableland Regional Plan 2036 describes the vision, goals and actions that will deliver greater prosperity for those who live, work and visit the region. The plan provides an overarching framework to guide more detailed land use plans, development proposals and infrastructure funding decisions.

In relation to the alpine resorts, the Regional Plan seeks to promote more diverse tourism opportunities in the Snowy Mountains that will strengthen long-term resilience while acknowledging the environmental and cultural significance of the locality.

The Department considers the proposal to be consistent with the Regional Plan as it improves the ongoing provision of efficient and reliable hot water services to Guthega Inn.

#### **Precincts – Regional SEPP**

The Precincts – Regional SEPP governs development on land within the ski resort areas of KNP. Chapter 4 of the SEPP aims to protect and enhance the natural environment, to protect cultural heritage within the resorts and to ensure that development in the resorts is managed in a way that is compatible with the principles of ecologically sustainable development. Under the provisions of Clause 4.15 of the SEPP, the NPWS have a commenting role as the land manager, which includes administering the Plan of Management framework for KNP that incorporates objectives, principles and policies to guide the long-term management of the Park.

The Department considers the proposal is consistent with the Precincts - Regional SEPP as the proposal appropriately minimises the potential impacts on the environment by restricting works to the existing building footprint area. The proposal comprises the enhancement of hot water services at an existing tourist accommodation facility without resulting in adverse environmental, social or economic impacts on the natural or cultural environment.

## 4 Statutory Context

### 4.1 Consent Authority

Under Clause 4.6 of the Precincts – Regional SEPP, the Minister for Planning is the consent authority for the application as the development takes place within a ski resort area as referred to in Clause 32C (2)(a) of Schedule 1 to the *Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017*.

In accordance with the Minister's delegation of 9 March 2022, the Director, Regional Assessments may determine the application as:

- no reportable political donation has been disclosed
- there are less than fifteen (15) public submissions that raise objections to the proposal
- the application is in relation to land to which the Precincts – Regional SEPP applies.

### 4.2 Permissibility

The proposal includes internal and external alterations to a building while maintaining the use of the site consistent with the definition of 'tourist accommodation' as defined in Chapter 4 of the Precincts – Regional SEPP. Pursuant to Clause 4.9 of the Precincts – Regional SEPP, 'tourist accommodation' is permissible with consent within the Perisher Range Alpine Resort.

### 4.3 Other approvals

#### Rural Fires Act 1997

The works include external alterations to a tourist accommodation building located on bushfire prone land. However, an exemption applies under clause 45 (o) of the Rural Fires Regulation 2013 and a BFSA from the RFS is not required. The heat pumps are development of a minor nature that relates to an existing building that is for special fire protection purpose. The Applicant has appropriately demonstrated the exemption and provided a copy of their BFSA dated 27 September 2018 which remains current for the site.

#### Objects of the EP&A Act

In determining the application, the consent authority is to consider whether the proposal is consistent with the relevant objects of the EP&A Act. The Department has considered the proposal against the relevant objects of the EP&A Act in **Appendix B**. The Department is satisfied the proposal is consistent with the objects.

#### Ecologically Sustainable Development (ESD)

The EP&A Act adopts the definition of ESD found in the *Protection of the Environment Administration Act 1991*. ESD initiatives and sustainability have been adequately considered in the application, and mitigation measures are proposed to be incorporated into the design.



The proposal is consistent with the ESD principles and the Department is satisfied the proposed works have been developed having regard to the ESD principles, in accordance with the objects of the EP&A Act.

### 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. The information supporting the Application indicates that the proposal does not require any ground disturbance or the removal of any native vegetation. The Department is satisfied that the development, as proposed, is not likely to affect threatened species and does not trigger any further BC Act considerations.

### Considerations under Section 4.15 of the EP&A Act

In determining a development application under Section 4.15 of the EP&A Act, a Consent Authority is required to take a number of matters into consideration in relation to the proposed development. The Department has given due consideration to the matters prescribed under Section 4.15. **Table 1** below presents a summary of the matters for consideration outlined further in **Section 6** (Assessment) of this report and references other relevant appendices and sections outlined in this report.

**Table 1 | Section 4.15(1) Matters for Consideration**

Section 4.15(1) Evaluation	Consideration
(a)(i) any environmental planning instrument (EPI)	<p>The Precincts – Regional SEPP is the only EPI which applies to the site for this development. An assessment against the requirements of the SEPP is provided in <b>Appendix B</b>.</p> <p>The Department is satisfied that the Application is consistent with the requirements of Chapter 4 of the Precincts – Regional SEPP.</p>
(a)(ii) any proposed instrument	Not applicable to proposal.
(a)(iii) any development control plan	Not applicable to proposal.
(a)(iia) any planning agreement	Not applicable to proposal.
(a)(iv) the regulations	<p>The application satisfactorily meets the relevant requirements of the EP&amp;A Regulation, including the procedures relating to development applications (Part 3 and Part 4) and fees (Part 13 and Schedule 4).</p> <p>The Department has undertaken its assessment in accordance with all relevant matters as prescribed by</p>

the Regulations, the findings of which are contained within this report.

(a)(v) any coastal zone management plan	Not applicable to proposal.
(b) the likely impacts of that development	The Department has considered the likely impacts of the development. Adverse environmental impacts can be appropriately managed and mitigated through conditions of consent. The proposal is considered to have positive economic and social impacts by enhancing resort accommodation facilities which will help support ongoing visitation of the Perisher Range Alpine Resort.
(c) the suitability of the site for the development,	The site is both suitable and desirable for continued use of Guthega Inn for tourist accommodation as discussed in <b>Section 6</b> of this report.
(d) any submissions made in accordance with this Act or the regulations,	Consideration has been given to agency submissions received during the exhibition period. Refer to <b>Section 5</b> of this report.
(e) the public interest.	<p>The works are consistent with the aim and objectives of Chapter 4 of the Precincts – Regional SEPP. The development is compatible with adjoining land uses in the locality while maintaining the health and diversity of the natural environment, consistent with the principles of ESD.</p> <p>As such, the proposal is believed to be consistent with the public interest.</p>

## 5 Engagement

### 5.1 Department's Engagement

The Department's Community Participation Plan, November 2019, prepared in accordance with Schedule 1 of the EP&A Act requires applications of development consent to be exhibited for a period of fourteen (14) days. Applications under the Precincts – Regional SEPP are required to be publicly exhibited if the proposal relates to works that are not wholly internal to a building or where the site is located within fifty (50) metres from a tourist accommodation building. The proposal includes external alterations to an existing tourist accommodation building within fifty (50) metres of other tourist accommodation buildings. As such, the Department exhibited the application from 7 April 2022 to 21 April 2022 on the NSW Planning Portal website and also notified nearby lodges of the proposal.

The application was exempt under clause 45 (o) of the Rural Fires Regulation 2013 and not required to be referred to the RFS. The application was also referred to the NPWS pursuant to Clause 4.5 of the Precincts - Regional SEPP

### 5.2 Summary of submissions

During the exhibition period, the Department received comments from the NPWS and one public submission in support of the proposal.

The NPWS did not object to the proposal and provided comments and recommended conditions on leasing and KNP Plan of Management, BC Act, protection of native vegetation, Aboriginal cultural heritage and plumbing and drainage. NPWS also concurred that the proposed works are not likely to affect threatened species and do not trigger the Biodiversity Offsets Scheme under the BC Act.

The public submission supported the proposal on the basis of a well-conceived design that utilises an efficient heat source and minimises visual impacts.

The Department has considered the comments received from the NPWS and the public in **Section 6** or through recommended conditions in the instrument of consent at **Appendix C**.



## 6 Assessment

The Department has considered the relevant matters for consideration under Section 4.15 of the EP&A Act, the SEE and supporting information in its assessment of the proposal. The key issues in the Department's assessment are discussed below.

### 6.1 Built form and impacts of the works

The Applicant indicates that the installation of the electric heat pumps is required to replace the existing diesel heating / hot water system. The heat pumps will be located at the southern end of the building on a small steel framed structure that is suspended from the external wall and the concrete verandah above. The steel framed structure will be clad in metal cladding for weather protection. The cladding matches the colour and profile of the existing building to help it blend into the built form and reduce any visual impacts which is an aspect of the design that is supported in the public submission. The heat pumps are an efficient and environmentally friendly technology that will adequately meet the hot water demands of the Guthega Inn. The system can be installed without any ground disturbance. The recommendations from NPWS during the carrying out of the works have been incorporated into the conditions of consent.

The Department's assessment concludes that the proposal is acceptable. The works would not adversely impact the environment or diminish from the amenity of occupants in nearby buildings or within the public domain.

### 6.2 Design details and standards

The proposed new works, when constructed, are to comply with the Building Code of Australia (BCA) and relevant Australian Standards. Clause 94 of the EP&A Regulation also requires a consent authority to review a building and consider whether upgrades are warranted to bring the existing building into total or partial compliance with the BCA. The Department considers that no additional upgrades are required as part of the heat pump installation.

The Department notes that compliance with relevant requirements is to be determined at the construction certificate stage by the certifier and in accordance with conditions of consent, and all new work (or work as part of the DA) must comply with the BCA.

- The work indicated on plans consists of heat pumps being installed to the south elevation supported by a steel structure attached to the external wall. An engineering design statement has been provided for the structure. Two water tanks are being located internally within the existing plant room with associated power and plumbing services connecting back to the heat pumps. Any service penetrations through rooms will be required to be considered by the Certifier in accordance with specification C3.15 of the BCA.

The Department concludes that subject to compliance with the conditions of consent, including references to the BCA which are to be addressed by the Certifier at the Construction Certificate stage, the proposal is satisfactory and would improve the amenity and safety of the building occupants.

## 7 Evaluation

The Department has assessed the merits of the proposal in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes the proposal is acceptable as:

The Department considers the proposal is acceptable as:

- there will not be a significant impact on any threatened species, populations or ecological communities
- construction impacts on the surrounding environment would be minimised as the proposal will be contained within the existing building footprint and do not require ground disturbance
- the heat pumps are an efficient and environmentally friendly technology that will adequately meet the hot water demands of the Guthega Inn
- the heat pumps would not adversely impact the environment or diminish from the amenity of occupants in nearby buildings or within the public domain

Overall, the Department is satisfied that the proposal is suitable for the site and compatible with the public interest. The Department therefore recommends that the application be approved subject to recommended conditions.

## 8 Recommendation

It is recommended that the Director, Regional Assessments, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report
- **accepts** and adopts all of the findings and recommendations in this report as the reasons for making the decision to grant consent to the application
- **agrees** with the key reasons for approval listed in the notice of decision
- **grants** consent for the application in respect of DA 22/5281, subject to the recommended conditions
- **signs** the attached Development Consent (**Appendix C**).

**Recommended by:**



4 May 2022

**Daniel James**

Team Leader

Alpine Resorts Team



## 9 Determination

The recommendation is **Adopted** / ~~Not adopted~~ by:

A handwritten signature in blue ink, consisting of the letters 'K' and 'T' followed by a horizontal line.

**Keiran Thomas**

Director

Regional Assessments

as delegate of the Minister for Planning

4 May 2022

# Appendices

## Appendix A – List of referenced documents

The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows.

1. Statement of Environmental Effects
2. Submissions

<https://www.planningportal.nsw.gov.au/publications/exhibitions-and-publications/development-applications-exhibition>

## Appendix B – Statutory Considerations

### OBJECTS OF THE EP&A ACT

The objects of the EP&A Act are the underpinning principles upon which the assessment is conducted. The statutory powers in the EP&A Act (such as the power to grant consent/ approval) are to be understood as powers to advance the objects of the legislation, and limits on those powers are set by reference to those objects.

Therefore, in making an assessment, the objects set out in Section 1.3 of the EP&A Act should be considered to the extent they are relevant. A response to the objects is provided in the table below.

Objects 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,	The proposal comprises the enhancement of hot water services at an existing tourist accommodation facility without resulting in adverse environmental, social or economic impacts on the natural or cultural environment
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	The proposal would not have an unacceptable impact on the environment and is consistent with ecologically sustainable development principles.
(c) to promote the orderly and economic use and development of land,	The development seeks approval for works that are aimed at supporting the ongoing use of the site for 'tourist accommodation'.
(d) to promote the delivery and maintenance of affordable housing,	Not applicable to this proposal.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,	The impacts upon the environment have been minimised by limiting the works to the existing building envelope and without the need for any ground disturbance.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	The proposed development is not anticipated to result in adverse impacts upon built and cultural heritage, including Aboriginal cultural heritage.

(g) to promote good design and amenity of the built environment,	The Department considers that the proposal responds to its existing setting, built form and minimises impacts upon the natural environment.
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,	The Department has recommended conditions of consent to ensure the construction of the proposal is undertaken in accordance with legislation, guidelines, policies and procedures (refer to <b>Appendix C</b> ).
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,	The Department publicly exhibited the proposal ( <b>Section 5</b> ), which included consultation with government agencies and consideration of their responses.
(j) to provide increased opportunity for community participation in environmental planning and assessment.	The Department publicly exhibited the proposal ( <b>Section 5</b> ), which included notifying the neighbouring lodges, and displaying the application on the NSW Planning Portal.

## ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)

To satisfy the requirements of Section 4.15(a)(i) of the EP&A Act, this report includes references to the provisions of the EPIs that govern the carrying out of the project and have been taken into consideration in the Department's environmental assessment.

State Environmental Planning Policy (Precincts – Regional) 2021 (Precincts – Regional SEPP) is the only EPI applicable to the development. Consideration of Chapter 4 of the Precincts – Regional SEPP is provided below:

### CI 4.12(1) - Matters to be considered by consent authority

(a) the aim and objectives of this policy, as set out in Clause 4.1	The proposal is consistent with the aim and objectives of Chapter 4 of the Precincts – Regional SEPP in that it is consistent with the principles of ESD and supports the ongoing use of the site for 'tourist accommodation'.
(b) the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),	Natural hazards have been considered and adequately addressed. The proposal is appropriate as it allows for improvements to the existing building while having an acceptable impact on the environment.

(c) the cumulative impacts of development on existing transport, effluent management systems, waste disposal facilities or transfer facilities, and existing water supply,	No adverse cumulative impacts are anticipated as the proposal will not result in any changes to the capacity of Guthega Inn.
(d) any statement of environmental effects,	The SEE and information supplied are considered adequate to enable a proper assessment of the works.
(e) the character of the alpine resort,	The proposal would not adversely alter the character of the resort.
(f) the Geotechnical Policy – Kosciuszko Alpine Resorts,	<p>The structural engineering assessment of the proposal indicates that lightweight construction is feasible and that the additional loads added, will not exceed the current load capacity of the existing structure. Further, there will be no requirement for any additional foundations or excavation of existing floors or foundations.</p> <p>The Department has formed the view that no further assessment on geotechnical matters is required for the project.</p>
(g) any sedimentation and erosion control measures,	A Site Environmental Management Plan (SEMP) is provided, which is to be implemented during the works. A condition is recommended to ensure the adoption of the SEMP provisions.
(h) any stormwater drainage works proposed,	The existing stormwater drainage system is adequate for the proposed works.
(i) any visual impact of the proposed development, particularly when viewed from the Main Range,	The proposal will not result in an unacceptable visual impact.
(j) any significant increase in activities, outside of the ski season,	The proposal does not result in an increase in activities outside the ski season.
(k) if the development involves the installation of ski lifting facilities,	The proposal does not involve the installation of any new ski lifting facilities.



(l) if the development is proposed to be carried out in Perisher Range Alpine Resort: the document entitled Perisher Range Resorts Master Plan (PRRMP) and the document entitled Perisher Blue Ski Slope Master Plan,	The proposal is consistent with the PRRMP.
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(m) if the development is proposed to be carried out on land in a riparian corridor.	Not applicable to proposal.
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#### CI 4.13 – Additional matters to be considered for buildings

Building Height	The proposed works do not increase the height of the existing building.
Building Setback	The works would not alter setback distances.
Landscaped Area	The proposal does not negatively impact existing native vegetation and therefore is appropriate.

#### CI 4.15 – applications referred to the National Parks and Wildlife Service

The proposal was referred to the NPWS pursuant to Clause 4.15 Precincts – Regional SEPP. Refer to comments received at **Section 5**.

#### CI 4.24 – Heritage conservation

European heritage	The proposal would not impact on any European heritage items.
Aboriginal heritage	The NPWS raised no concerns, however recommended that should any Aboriginal objects be uncovered during construction, any works impacting the objects must cease immediately and the NPWS contacted for assessment of the site.

## Appendix C – Recommended Instrument of Consent