



5 October 2022

Mr Mark Brown
Senior Planner
Alpine Resorts Team
Department of Planning and Environment
Shop5A 19 Snowy River Avenue
Jindabyne NSW 2627.

**S 4.55(1A) Modification to Development Consent no. DA 9791 - Oldina Ski Lodge,
Perisher Valley**

Statement of Environmental Effects

Dear Mr Brown,

On behalf of our clients, Oldina Ski Lodge, we request the following amendment to the previous approval DA 9791 granted 13 August 2020. This modification is submitted under section 4.55 (1A) of the Environmental Planning and Assessment Act

Proposed Modification

We propose to modify the colour of the window frames from natural anodised aluminium (shown as Shale Grey) to Powdercoat Colorbond Monument to match the proposed metal wall cladding colour.

Approval Considerations

In accordance with the requirements of the act the following are addressed:

(a) It is Satisfied that the proposed modification is of minimal environmental impact

The proposed modification of the window frames will have minimal environmental impact as it is simply the change of the approved colour and finish for the Aluminium window Frames.

(b) It is Satisfied that the development to which the consent as modified relates is substantially the same development as the development to which the consent was originally granted

The proposed modification does not radically change the appearance or functionality of the initial approval.

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Nominated Architect Neil Mackenzie NSW Reg. No. 6512

Nominated Architect Heidi Pronk NSW Reg. No. 7208

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Section 4.15 Considerations

Matters to be considered by the consenting authority

Given the minimal nature of the works and no change of extent or location the development will not have adverse impacts on the natural environment

The change of material does not impact considerations of the precinct's current or previous Alpine SEPP

The change of materials is not considered to impact the bushfire safety as approved in the Bushfire Assessment Report submitted with DA9791 Revision3 30/10/2018 and approved on 13/08/2020

- The likely impacts of the development – the proposal will have minimal environmental impact as demonstrated above.
- The suitability of the site - the proposal involves alterations to an approved development, and the site is suitable for the minor modifications.
- The proposed modifications do not alter the bushfire assessment as approved on 13/08/2020

Please refer to the uploaded documents.

-Stamped Approved Bushfire Assessment Report Revision 3 DA 9791

-Stamped Approved Materials Schedule DA 9791

-Revised Materials Schedule as per proposed S4.551A

We trust this provides sufficient information for the Department to consider the application. Please do not hesitate to advise should you require further details or clarification.

Kind Regards,

Heidi Pronk



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