



16/10/2024

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Department of Planning
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

No MOD 24/11703 (DA 10115 MOD 1)

Granted on the 15 November 2024

In respect to DA 10115

Signed M Brown

Sheet No 89 of 91

Uploaded to the NSW Planning Portal to Application – PAN-456444

Additional Information Requested - MOD 24/11703 (MOD 1) – Staging of Mt Perisher Six-Seater Chairlift

Dear Mark,

In response to the request for additional information received 29/08/2024, I can provide the following:

1. Addendum to s4.55 modification report – consideration of s4.15(1) of the EP&A Act uploaded to the Planning Portal as part the additional information to the planning portal. This document includes a visual assessment of stage 1.
2. Clarification of Materials and Finishes for top station – The materials and colours for the top station are shown on the modified plans:
 - a. Elevations Stage 1 – A2.000 Rev B
 - b. Elevations Stage 2 – A2.001 Rev B
3. Amendment to condition A.2. including plans and associated documents has been uploaded to the Planning Portal as part of the additional information response. Revised plans have been uploaded which have been prepared after first submission of the modification, these plans wholly replace the original submitted modification plans with minor adjustments made to achieve BCA compliance.
4. No amendments are proposed to any plans other than the architectural drawings. Engineering plans submitted with the relevant construction certificate applications will reflect the minor changes to the length of the chair store and retaining wall.
5. The structures in stage 1 have (in the case of the top station) and will be (in the case of the bottom station) designed and constructed to allow for the future stage 2 enclosures. As such there are no changes to the engineering of the base buildings in stage 1. Engineering detail relating to the structures

will and has been subject to review by the Principal Certifier prior to the issue of the relevant construction certificates. A review of the conditions does not indicate any conditions relating to engineering that would be subject to a request for amendment as part of this staging modification. It is noted that the conditions have been drafted to refer to “relevant construction certificate” which allows for staging of construction certificates and the issue of occupation certificates for these stages.

6. Operation matters – the proposed modifications have been designed in consultation with Mountain Operations staff. The following response was provided by Mountain Management to clarify the issues raised:
 - a. Snow and ice management
 - i. Snow clearing of the deck area will be combination of tracked snowblowers and shovelling. This is consistent with other installations throughout Perisher.
 - ii. The detachable station roof structure will be consistent with lift installations worldwide and as such will have not impact on guest staff/guest safety.
 - b. Wind management
 - i. Stage 1 will have no impact on whether a lift will go on wind hold. Once chairs enter the station, they are locked into the detaching equipment as such not installing the enclosure at this point will make no difference to the lift going on wind hold. When and whether lifts are placed on wind hold is an operational matter and will be assessed in accordance with existing practices.
 - ii. The guest experience will be consistent with that on any other chairlift, unloading will be no different to any of our other chairlifts within the resort on windy days.
7. There will be no change to stormwater management in stage 1 and it will unchanged from that which was outlined in the approved statement of environmental effects:

The top station will be managed through a dripline drain at the rear of the building and the bottom station chair shed will be managed by a dripline drain connected to a stormwater pit which will also collect drainage associated with the conveyor put and footings via a new single derange outlet to Perisher Creek. Stormwater will be directed to appropriate the stormwater run-off outside of ski season will be directed as per the existing proposal and will be captured on ground and dispersed in the same way stormwater is managed on other chairlifts.

The staging of the development will not change the assessed overland flows of stormwater.

8. The staging of the development and the minor changes to the size of the chair store and bottom station operators hut which are wholly within the mapped “development footprint” as shown on the BDAR plans have no impact on assessed or different biodiversity values. There are no new impacts resulting from the proposed modification, at the completion of stage 1 the structure will have the same (or similar in the case of the bottom station) to the approved development and will in practice have less impact than stage 2 with respect to overshadowing. Stormwater runoff will be managed as per the existing approval and the staging of the development and the minor change to the size of structures at bottom station will not increase the post development impacts.
As such based on the nature of the proposed modification it will not increase the impact on biodiversity values, and an updated BDAR is not required. Evidence of discharged biodiversity offset obligations have been provided to DPHI prior to the issue of the first construction certificate.

Should you have any queries or require clarification of the content of this correspondence and the additional documentation provided please contact me via email at sophie.ballinger@vailresorts.com.au.

Yours Sincerely

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

Sophie Ballinger
Mountain Planning Manager