



Installation of Lift (Elevator) - Perisher Centre, Perisher Valley

Development Application Assessment
DA 24/15111

March 2025

Published by the NSW Department of Planning, Housing and Infrastructure

dphi.nsw.gov.au

Title: Installation of Lift (Elevator) - Perisher Centre, Perisher Valley

Subtitle: Development Application Assessment, DA 24/15111

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

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Glossary

Abbreviation	Definition
BC Act	<i>Biodiversity Conservation Act 2016</i>
BC Regulation	<i>Biodiversity Conservation Regulation 2017</i>
BDAR	Biodiversity Development Assessment Report
BVM	Biodiversity Values Map
CAA	Controlled Activity Approval
Consent	Development Consent
CPP	Community Participation Plan
DCCEEW Water	The Department of Climate Change, Energy, the Environment and Water – Water division
Department	Department of Planning Housing and Infrastructure
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation 2021	<i>Environmental Planning and Assessment Regulation 2021</i>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
KNP	Kosciuszko National Park
Minister	Minister for Planning
NPWS	NSW National Parks and Wildlife Service
Planning Secretary	Secretary of the Department of Planning Housing and Infrastructure
RFS	The NSW Rural Fire Service
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy

Contents

1	Introduction	1
2	Matters for Consideration	7
2.1	Strategic Context	7
2.2	Permissibility.....	8
2.3	Mandatory Matters for Consideration	8
3	Submissions	17
3.1	Department's engagement	17
3.2	Summary of submissions	17
4	Assessment	19
4.1	Managing Temporary Construction Impacts	19
4.2	Flooding and Potential Flood Hazards	20
5	Recommendation	22
Appendices		23
	Appendix A – Recommended Instrument of Consent	23

1 Introduction

This report contains the Department's assessment of the Development Application (DA 24/15111) lodged by Perisher Blue Pty Ltd (the Applicant) seeking approval for the installation of a lift (elevator) at the Perisher Centre (Lot 208 DP46288) to provide access to the deck on the northeastern side of the building.

The Perisher Centre is located within the Perisher Valley precinct of the Perisher Range Alpine Resort, Kosciuszko National Park (KNP) (refer to **Figure 1**). Perisher Valley is approximately 35kms from the town of Jindabyne. Vehicle access to the resort achieved via Kosciuszko Road and during winter, the resort is also accessed via the Ski Tube from Bullocks Flat.

The development proposed is an addition to the main day lodge facility in Perisher Valley, known as the Perisher Centre. The building is located to the west of the Perisher Carpark and is the principal building in Perisher Valley, providing multi use day lodge facilities to visitors and staff. The building is the dominant built form at the base of the Front Valley ski slopes. The centre is accessed from the Perisher Carpark and the Skitube via two foot bridges at the northern and southern end of the building.



Figure 1 | Location of the site in the context of Perisher Valley (Source: Six Maps 2024, with DPHI annotations)

The proposal is for the addition of an external lift (elevator) at the Perisher Centre. The lift will be constructed on the existing paved deck area adjacent to the foot bridge access from the Perisher car park at the northeastern side of the building. The lift will be accessed on the lower deck area from under the cover of the existing deck above, which is adjacent to an existing café. The lift will provide access from the lower ground floor to the upper deck of the centre.

Construction is proposed to occur in the summer period 2024/2025 to allow for operation of the lift for the 2025 winter ski season.

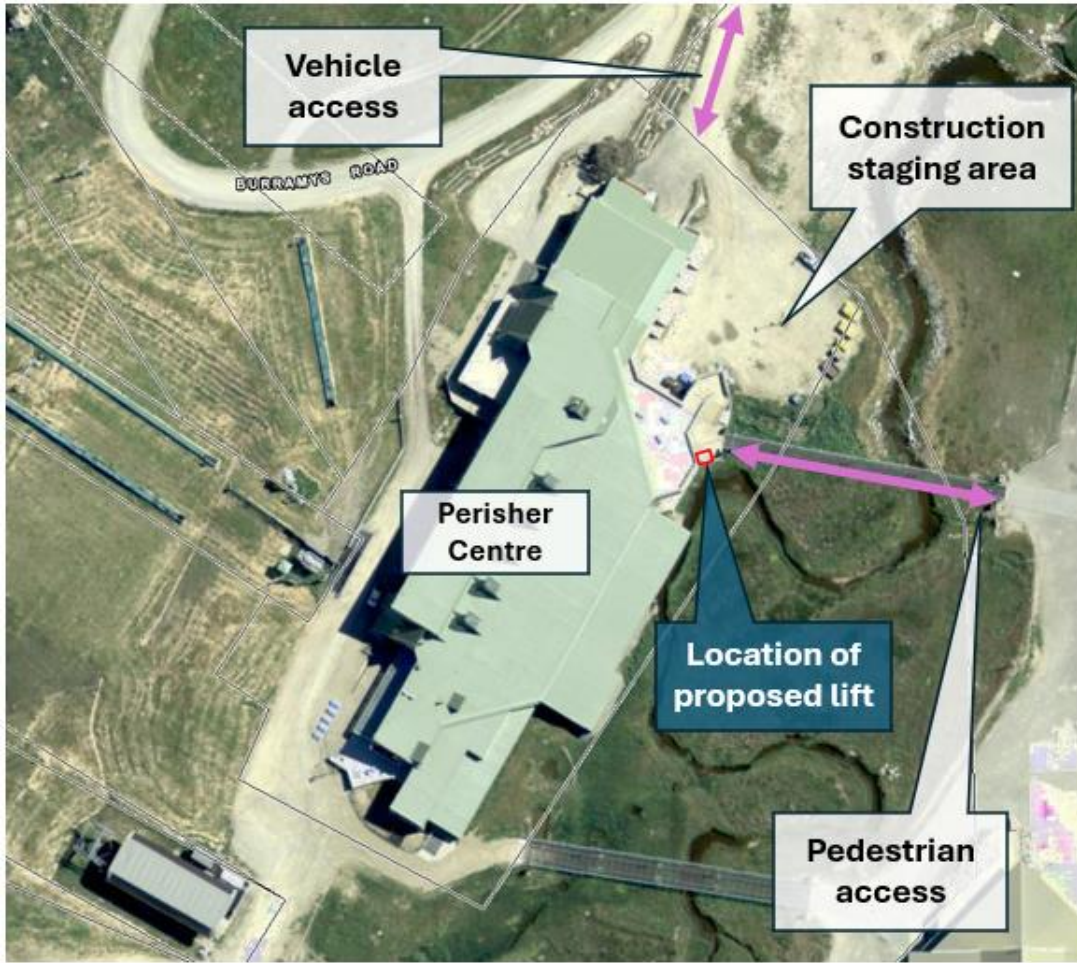


Figure 2 | Aerial photo identifying the site access and construction staging area. The site of the proposed lift is outlined in red (Source: Six Maps 2024, with DPHI annotations)



Figure 3 | Perisher Centre external upper-level deck to be accessed via the proposed lift (Source: Applicant's documentation)



Figure 4 | Lower-level entry location for proposed lift, showing approximate section of existing rock wall to be removed (in red) allowing for exit/entry of the lift at the upper deck level (Source: Applicant's documentation)



Figure 5 | Location of works in relation to Perisher Creek (Source: Applicant's documentation)

The proposal includes:

- the excavation of a lift pit to 1.3m deep and the drilling of four piers, (450 mm diameter, to a socket depth of 500 mm)
- the construction of a lift with internal dimensions of 2400x2400mm
- the 8.6m lift structure (when measured from the lower deck floor level to the highest point on the roof) clad in Colorbond steel and incorporating stone cladding to the height of the adjacent existing half walls on the upper and lower decks
- construction at the upper deck level, requiring the removal of a section of rock wall where the new lift will exit
- the construction of the upper deck entrance/exit from the lift, incorporating a covered vestibule with a sliding door onto the deck.

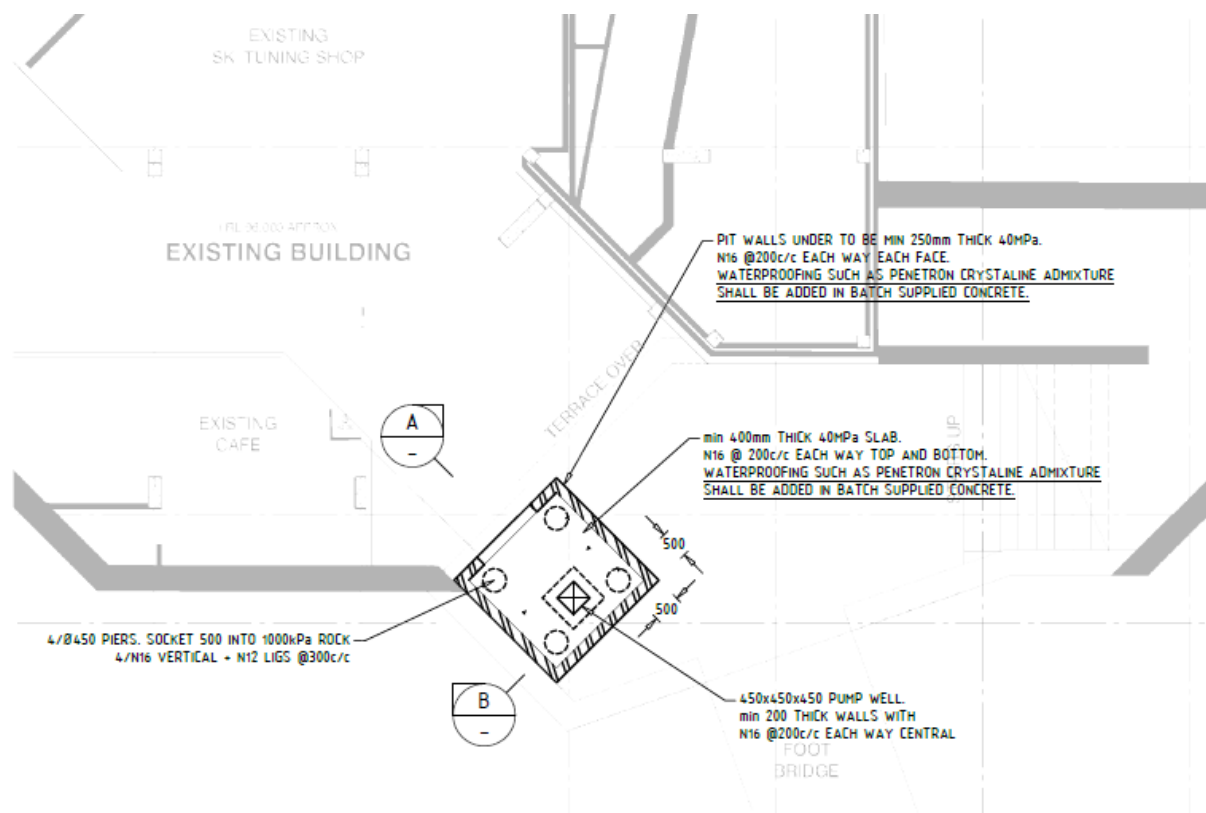


Figure 6 | Footing Plan for the proposed lift (Source: Applicant's documentation)

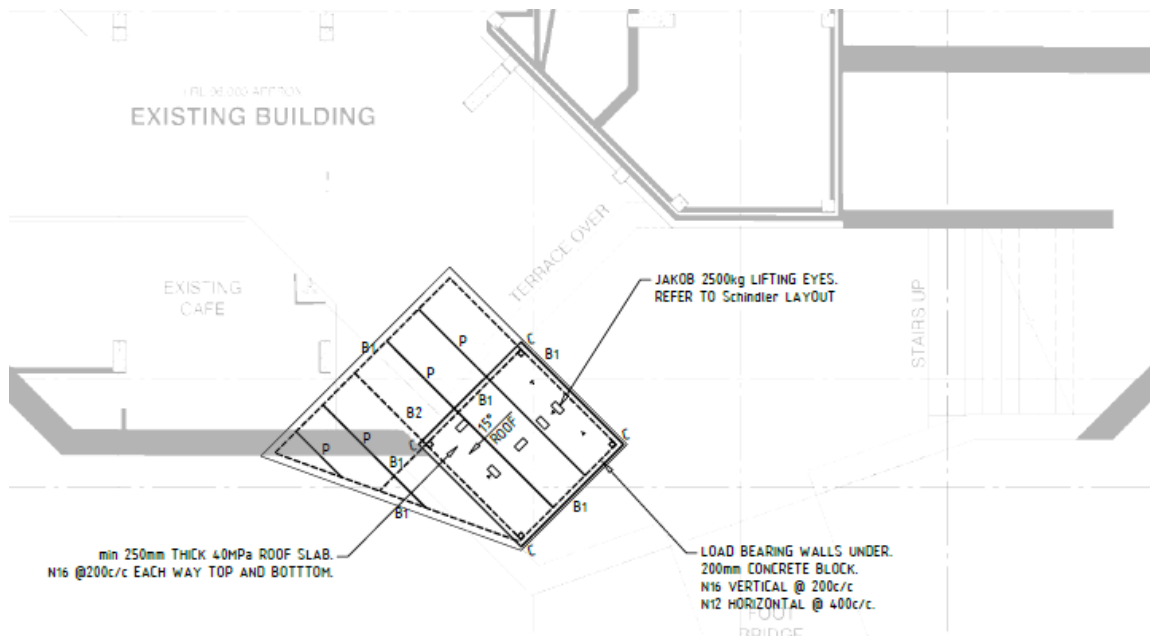


Figure 7 | Roof Plan for the proposed lift (Source: Applicant's documentation)

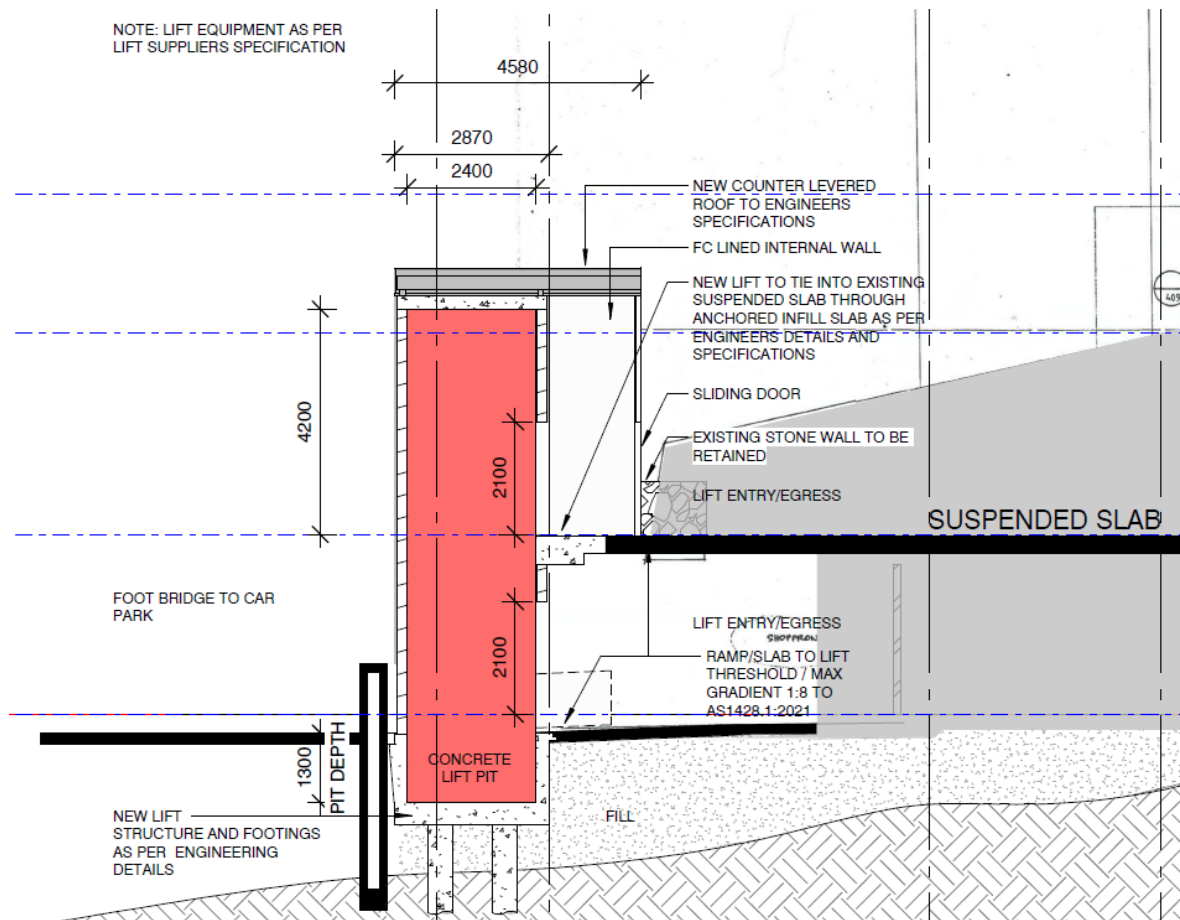


Figure 8 | Section Plan illustrating the cross-section of the proposed lift (Source: Applicant's documentation)

The Estimated Development Cost (EDC) is \$285,000.

The supporting documents to this assessment report can be found on the NSW Planning Portal website at:

<https://www.planningportal.nsw.gov.au/development-assessment/state-significant-applications/projects/state-development-applications>

2 Matters for Consideration

2.1 Strategic Context

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 proposal is consistent with the Regional Plan as it will enhance facilities for the benefit of Perisher guests, helping add to the positive experience of resort patrons in the snow sports community, which leads to continued visitation to the NSW ski fields during the winter period.

Snowy Mountains Special Activation Precinct Master Plan

The Snowy Mountains Special Activation Precinct Master Plan outlines the 40-year vision for the Snowy Mountains as a year-round tourist destination with new business opportunities, services and community infrastructure for the people that live, work and visit the region. Section 9.1.2 of the Master Plan relates to Perisher Range. The proposal is consistent with the Master Plan as the works help improve and maintain facilities that sustain the Alpine Precinct as key destination for visitors. The development supports the operation of the ski resort visitation without causing significant impacts on the environmental, cultural and landscape attributes of Perisher Range.

Precincts - Regional SEPP

The proposal is consistent with Chapter 4 of the Precincts - Regional SEPP as the installation of a lift in the location proposed does not compromise the principles of ecologically sustainable development. The intended activity will be subject to conditions and will not cause adverse environmental, social or economic impacts on the natural or cultural environment, ensuring that KNP values are being protected and upheld.

Under the provisions of section 4.27 of the Precincts - Regional SEPP, the National Parks and Wildlife Service (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 KNP. NPWS have advised that the application must consult the relevant Archaeological Due Diligence policies prior to undertaking subsurface works.

Draft South East and Tableland Regional Plan 2041

The draft plan identifies the alpine areas as providing important biodiversity to the region and acknowledges the contribution of visitation to the Snowy Mountains to the regional and state tourism economy.

The proposal is consistent with the draft Regional Plan as it will not result in adverse biodiversity impacts and supports visitor experience and the maintenance of visitation to KNP as a winter destination, along with sustaining the local, regional and state economy.

2.2 Permissibility

The proposal includes works for the installation and use of a lift within existing *commercial premises*. Accordingly, the Department considers that the land use is consistent with being an ancillary use to a *commercial premises*, as defined in Schedule 4A of Chapter 4 of *State Environmental Planning Policy (Precincts – Regional) 2021* (the Precincts - Regional SEPP).

Pursuant to section 4.7 of the Precincts - Regional SEPP, the installation of a lift within a commercial premises is permissible with consent within the Perisher Range Alpine Resort.

2.3 Mandatory Matters for Consideration

Objects of the EP&A Act

Table 1 | Objects of the EP&A Act

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,	<p>The application relates to the provision of a lift for improved access to the upper-level deck of the Perisher Centre. This supports the ongoing use of the Perisher Range Resort precinct, as it provides an alternative access to the upper-level deck for users with mobility challenges and parents with prams and small children.</p> <p>The proposal is considered to have a positive social and economic impact, while management of waste will ensure minimal impact on the environment.</p>
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	<p>The proposal would not have an unacceptable impact on the environment, as discussed throughout this report, thus being compatible with ecologically sustainable development.</p> <p>Mitigation measures relating to reducing impacts on the natural environment and waste management during construction have been included in the recommended conditions of consent.</p>
(c) to promote the orderly and economic use and development of land,	<p>The development seeks approval for the installation of a lift within the main day lodge for the Perisher Centre, allowing for better access to the upper-level deck.</p> <p>This contributes to greater visitor amenity and supports winter snow sports and tourism in the Alpine Resorts, thereby promoting the ongoing orderly and economic use of the land.</p>

(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,	There is excavation and construction associated with the provision of the lift. Potential impacts upon the environment and proposed mitigation measures are discussed in Section 4 . No disturbance of a sensitive area identified on the Biodiversity Values Map is proposed, and no impact on a threatened species is anticipated.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	The proposal is considered to have low potential to adversely impact built or cultural heritage. No additional assessment is required (refer also to consideration of Aboriginal cultural heritage in Table 3).
(g) to promote good design and amenity of the built environment,	The Department considers that the proposed works will not detract from any built form. The addition of the lift is considered compatible with the setting and surroundings.
(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 that the lift if constructed in accordance with the relevant Australian Standards.
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,	The Department consulted with the NPWS, RFS and DCCEEW Water and considered their response (refer to Section 3 and Section 4).
(j) to provide increased opportunity for community participation in environmental planning and assessment.	The proposal was placed on exhibition in accordance with the Department's Community Participation Plan (refer to Section 3).

Considerations under section 4.15 of the EP&A Act

Table 2 | Section 4.15(1) Matters for Consideration

Section 4.15(1) Evaluation	Consideration
(a)(i) any environmental planning instrument (EPI)	The Precincts - Regional SEPP is the principal EPI which applies to the site for this type of development.

An assessment against the requirements of Chapter 4 of the Precincts - Regional SEPP is provided below.

The Department is satisfied that the Application is consistent with the requirements of Chapter 4 of the Precincts - Regional SEPP.

(a)(ii) any proposed instrument	Not applicable to the proposal.
(a)(iii) any development control plan	Not applicable to the proposal.
(a)(iiia) any planning agreement	Not applicable to the proposal.
(a)(iv) the regulations	<p>The application satisfactorily meets the relevant requirements of the EP&A Regulation, particularly 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 the regulations, the findings of which are contained within this report.</p>
(a)(v) any coastal zone management plan	Not applicable to the proposal.
(b) the likely impacts of that development	<p>The Department has considered the likely impacts of the development, where the proposal is considered to have positive economic and social impacts while the environmental and cultural values of the site and locality will be maintained. Environmental impacts have been contained where possible and site activities can be appropriately managed and mitigated through conditions of consent.</p>
(c) the suitability of the site for the development,	<p>The site is suitable for the development as a lift within an existing day lodge, where the building supports visitor amenity and experience as part of the snow-based winter activities available in the Perisher Range Alpine Resort.</p>
(d) any submissions made in accordance with this Act or the regulations,	<p>No public submissions were received. Consideration has been given to agency discussions with the NPWS, RFS and DCCEE Water. Refer to Section 3 and Section 4 of this report.</p>
(e) the public interest.	<p>The works are consistent with the aim and objectives of Chapter 4 of the Precincts - Regional SEPP,</p>

including the objective to encourage the carrying out a suitable range of development in the Resort areas to support sustainable tourism in the Alpine Region.

Temporary impacts to the environment can be appropriately managed, mitigated and contained. The development is considered to support the economic viability of the resort while maintaining the health and diversity of the environment, thereby supporting the principles of ESD.

The approval of the proposal is considered to be consistent with the public interest.

Environmental Planning Instruments

State Environmental Planning Policy (Precincts - Regional) 2021 (Precincts - Regional SEPP) is the principal EPI applicable to the development. Consideration of the relevant provisions to the proposal within Chapter 4 of the Precincts - Regional SEPP is provided in **Table 3**.

No contamination within the site and surrounding area has been identified. There are no further matters under *State Environmental Planning Policy (Resilience and Hazards) 2021* that need to be considered.

Table 3 | Precincts - Regional SEPP, Chapter 4 considerations

Chapter 4 - Precincts - Regional SEPP - Kosciusko Alpine Region

Section 4.9 Demolition

The demolition of a building or work on land in the Alpine Region

The proposal relates to the demolition of a small section of the upper deck wall to enable the entrance to the lift from the deck.

The Department has included conditions requiring all demolition work to comply with the relevant Standards.

Section 4.19 Public utility infrastructure

Arrangements for the provision of public utility infrastructure

The applicant notes that the public utility infrastructure that is essential for the proposed development is available on site to facilitate the installation and operation of the lift.

Section 4.21 Heritage conservation

European and Aboriginal heritage

Ground disturbance will occur because of the excavation works required as part of the development.

The proposal is considered unlikely to impact on any European or Aboriginal heritage. Nonetheless, the NPWS advised that the Applicant provided an updated assessment for Archaeological Due Diligence prior to the undertaking of the works. Additionally, the Department has included conditions that require the Applicant to consider the Unexpected Finds Protocol in the event that an Aboriginal relic or artefact is unearthed.

Section 4.24 Flood planning

Development on land in the flood planning area

The lift is proposed to be installed adjacent to the Perisher Creek. In accordance with the Snowy Mountains Special Activation Precinct (SAP) Hydrology assessment (WSP 2021), the nominal creek level is expected to be over 2m under the Probable Maximum Flood (PMF). The lift is proposed at 3m above the flood level, which ensures it will remain unaffected in the event of flooding. Further discussion is provided in **Section 4**.

Section 4.25 Earthworks

Impact of earthworks

Earthworks are required for the installation of the footings to support the lift. The proposal is unlikely to cause the disruption to, or adversely impact on, drainage patterns or soil stability in the locality of the development.

Sedimentation and erosion control measures have been included in the conditions of consent to prevent and/or mitigate any potential impacts.

Section 4.27 Consultation with National Parks and Wildlife Service

Consult with, and consider submissions from, the NPWS

The proposal was referred to NPWS and comments were received. Refer to consideration of NPWS referral comments in **Section 3** and **Section 4** of this report.

Section 4.28(1) – Consideration of master plans and other documents

(a) the aim and objectives of this policy, as set out in section 4.1

The proposal is consistent with the aim and objectives of Chapter 4 of the Precincts – Regional SEPP in that the development will be managed with regard to the principles of ESD. The provision of the lift is expected to

improve tourist amenity during their participation in winter supports snow sports in the locality. The proposal is considered appropriate as it enhances the facilities for patrons of the Perisher Centre.

(b) *(Repealed)*

(c) a conservation agreement under the *Environment Protection and Biodiversity Act 1999* of the Commonwealth that applies to the land,

Not applicable to the development.

(c) the *Geotechnical Policy - Kosciuszko Alpine Resorts* published by the Department in November 2003,

Earthworks are proposed in relation to the construction of the lift. Additionally, the site is located within or at the boundary of the G-line within the Geotechnical Policy. Given that the proposed works are minor, the development falls under the Minimal Impact criteria. Nonetheless, the Department has included conditions requiring that all work is completed in accordance with the recommendations of the Applicant's Geotechnical Assessment.

(d) for development in the Perisher Range Alpine Resort -

The proposed development aims to provide a lift to service the Perisher Centre.

(i) the Perisher Range Resorts Master Plan, published by the NPWS in November 2001 and

The development remains consistent with the requirements of the Perisher Range Resorts Master Plan and the Perisher Blue Ski Resort Ski Slope Master Plan.

(ii) the Perisher Blue Ski Resort Ski Slope Master Plan adopted by the NPWS in May 2002.

Section 4.29 Consideration of environmental, geotechnical and other matters

Under section 4.29(1) - In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following -

(a) measures proposed to address geotechnical issues relating to the development,

Refer to comments in Section 4.28(1)(c) above.

(b) the extent to which the development will achieve an appropriate balance between -

The Applicant indicates that the installation of the lift will be undertaken in a way that will help avoid and mitigate impacts on the natural environment.

(i) the conservation of the natural environment, and

(ii) taking measures to mitigate environmental hazards, including geotechnical hazards, bush fires and flooding,

The land is subject to flooding. However, the Applicant has provided confirmation that the lift will be located above the 10% AEP flood level. Further discussion is provided in **Section 4**.

The development is not anticipated to cause a geotechnical hazard. Refer to comments in Section 4.28(1)(c) above.

Measures to protect against bushfire have been included in the conditions of consent per the advice provided by the RFS.

Natural hazards have been adequately addressed.

(c) the visual impact of the proposed development, particularly when viewed from the land identified as the Main Range Management Unit in the Kosciuszko National Park Plan of Management,

The site is not visible from the Main Range Management. The visual impact of the development is considered to be negligible in the setting and it will not have adverse visual impact on the KNP.

(d) the cumulative impacts of development and resource use on the environment of the Alpine Subregion in which the development is carried out,

The application proposes the installation of a lift within the Perisher Centre. No significant adverse cumulative impacts are anticipated from the development. The proposal will provide a positive local impact by offering visitors better accessibility when utilising the Perisher Centre facilities, supporting visitor experience in the Alpine Resorts.

(e) the capacity of existing infrastructure and services for transport to and within the Alpine Region to deal with additional usage generated by the development, including in peak periods,

The provision of a lift is likely to benefit existing guests and is not predicted to significantly increase visitor patronage of the area. No additional impact on the surrounding infrastructure and service network is likely as a result of the development.

(f) the capacity of existing waste or resource management facilities to deal with additional waste generated by the development, including in peak periods.

While the development itself will not generate ongoing operational waste, the construction of the lift will generate waste. The Department has included consideration of waste management in the conditions of consent.

Under section 4.29(2) - For development involving earthworks or stormwater draining works, the consent authority must also consider -

Measures to mitigate adverse impacts associated with the works

Sedimentation and erosion control measures have been included to mitigate potential impacts from earthworks during construction.

Under section 4.29(3) - For development the consent authority considers will significantly alter the character of an Alpine Subregion, the consent authority must also consider -

(a) the existing character of the site and immediate surroundings, and

The development will not significantly alter the character of an Alpine Subregion, or the character of the site and immediate surroundings.

(b) how the development will relate to the Alpine Subregion.

The provision of a lift at the Perisher Centre supports winter snow activities in the locality and resort visitation, as it provides better accessibility for a wider range of individuals. The proposed development is considered to be complementary to the existing and future use of the subject site and will relate well to activities within the Perisher Range Alpine Resort Subregion.

Section 4.30 Kosciuszko National Park Plan of Management

Consistency between the development and the Kosciuszko National Park Plan of Management

The KNP Plan of Management is administered by the NPWS, who raised no objection to the proposal in their review of the application.

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 by the Applicant 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 ESD principles, in accordance with the objects of the EP&A Act as follows:

- the works support the orderly and economic use of the site;
- the proposal is not expected to adversely impact upon the health, diversity, or productivity of the environment for future generations; and
- the proposal does not impact upon cultural heritage, including Aboriginal cultural heritage.

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 *BC Act* introduced a *Biodiversity Offsets Scheme (BOS)* that applies when:

- the amount of native vegetation being cleared exceeds a certain threshold area; or
- the impacts occur within an area mapped on the Biodiversity Values Map (BVM) published by the Minister for Environment; or
- the 'Test of Significance', in section 7.3 of the BC Act, identifies that the development or activity is likely to significantly affect threatened species or ecological communities, or their habitats; or
- the works are carried out in a declared area of outstanding biodiversity value.

While there is currently no declared area of outstanding biodiversity value within KNP, the Department notes that no disturbance of native vegetation is proposed as part of the development, and a Test of Significance was not required due to the minor and contained nature of the development. No adverse impacts from the development on biodiversity values within KNP is considered likely.

Water Management Act 2000

The Department referred the proposed development to the Department of Climate Change, Energy, the Environment and Water – Water division (DCCEE Water) as it was considered integrated development under section 4.46 of the EP&A Act, as works occur within forty (40) metres of a watercourse. Further discussion of the DCCEE Water advice is provided in **Section 3**.

Rural Fires Act 1997

The application was referred to the NSW Rural Fire Service (RFS) pursuant to section 4.46 of the EP&A Act (integrated development) as a Bushfire Safety Authority (BFSA) under the *Rural Fires Act 1997* is required for the development to be carried out. Further discussion of the RFS advice is provided in **Section 3**.

3 Submissions

3.1 Department's engagement

The Department's Community Participation Plan (April 2024) prepared in accordance with Schedule 1 of the EP&A Act requires nominated integrated development applications be exhibited for a period of twenty-eight (28) days. The Department exhibited the application between 24 October 2024 to 21 November 2024 on the NSW Planning Portal and notified all lodges within the Perisher Village of the works.

The application was also forwarded to State government agencies in writing, including:

- DCCEW Water pursuant to section 4.46 (integrated development) of the EP&A Act, as a Controlled Activity Approval under the *Water Management Act 2000* is required for the development to be carried out – i.e., for works proposed on waterfront land / within forty (40) metres of a watercourse.
- NSW Rural Fire Service (RFS) pursuant to section 4.46 of the EP&A Act (integrated development) as a Bushfire Safety Authority (BFSA) under the Rural Fires Act 1997 is required for the development to be carried out.
- NPWS pursuant to section 4.27 of the Precincts - Regional SEPP.

3.2 Summary of submissions

The Department received comments from DCCEEW Water, NPWS and RFS. No public submissions were received.

NPWS

NPWS reviewed the documentation supporting the application and requested that the Archaeological Due Diligence assessment was updated to consult and reference the *Perisher Range Resorts Environmental Study* (October 2002). On 18 November 2024, the Applicant provided an updated Archaeological Due Diligence that included consultation with the relevant documentation. The report concluded that there are no known Aboriginal objects or a low probability of objects occurring in the subject site. Nonetheless, the Department has included an Unexpected Finds Protocol in the conditions of consent.

RFS

The application was referred to RFS, who provided general conditions requiring that the development be constructed with non-combustible materials and provide for ember protection, and included the requirement for the development of a Bush Fire Emergency Management and Evacuation Plan.

DCCEEW Water

The application was referred to DCCEEW Water, as the proposed development includes works that occur within forty (40) metres of a watercourse.

DCCEEW Water advised that a Controlled Activity Approval (CAA) was not required for the purposes of the *Water Management Act 2000* as the proposed works are of insufficient size or scale and/or do not involve carrying out a work, removing or depositing material on waterfront land, or carrying out an activity which affects the quantity or flow of water in a water source. However, DCCEEW Water advised that the

development should be referred to Water NSW for determination if a work approval was determined to be required for any dewatering for the construction of the lift pit.

4 Assessment

The Department has considered the relevant matters for consideration under section 4.15 of the EP&A Act, the SEE and supporting information, and the submission from NPWS in its assessment of the proposal. The key issues in the Department's assessment of the proposal relate to:

- managing temporary construction impacts
- flooding and potential flood hazards

These issues are discussed below.

4.1 Managing Temporary Construction Impacts

Sediment control during works

The proposal involves the excavation of a lift pit into the fill layer below the existing deck and the drilling of four piers into the bedrock to support the load of the pile. The excavation is expected to occur through fill placed as part of construction of the Perisher Centre under the paved area at the northeastern entrance to the centre, then likely through soft soils anticipated within the creek area, and possibly into weathered granite. All the works are to occur behind the external wall of the Perisher Centre.

Following the exhibition of the application, the Department requested that the Applicant provide clarification on the following matters in a Request for Information (RFI) dated 26 November 2024:

- What machinery will be involved in the excavation and how/where will it access the site?
- How will excavated material be removed from the site?
- How will concrete be brought to site?
- How will water within the excavation be managed? If it needs to be pumped out, how will it be treated and where will it be disposed?

On 9 December 2024, the Applicant provided a response to the RFI, noting:

- A mini excavator and concrete cutter will be used to remove a section of the deck slab. The excavator will be brought on site via the lower-level concourse. The site can also be accessed via the southern entrance of the ground floor.
- Excavated material generated will be minimal and can be loaded onto a tray of a utility vehicle and transported from the site.
- Concrete will be pumped into the lift well via a concrete pump.
- In the event of water ingress during excavation, the water will be connected to an Intermediate Bulk Container (IBC). Otherwise, a cover will be used, if necessary, between the excavation and construction of the structure.

The Department is satisfied that no further adverse impacts should occur during construction as:

- while the application was initially referred to DCCEEW Water to request a controlled activity approval under the *Water Management Act 2000*, the advice subsequently provided from DCCEEW Water

confirmed that the works are insufficient in size or scale to require General Terms of Approval (GTAs) and do not involve works that affect the quantity or flow of water in a water source.

- the Geotechnical Assessment (GA) provided with the application confirms that the proposed works will have minimal or no geotechnical impacts and included recommendations for the undertaking of the works.

The Department has included the requirement for the Applicant to comply with various measures to mitigate potential environmental impacts within the conditions of consent, including consideration of erosion and sediment controls, waste management, geotechnical requirements, material storage and stockpiling and excavation works.

Environmental impacts

No disturbance of native vegetation is anticipated to occur. The lift is intended to be positioned in a previously disturbed area that forms part of the existing Perisher Centre. Site management will be required to ensure that appropriate measures are in place to prevent vehicles and machinery entering into areas of vegetation that are not part of the proposed development. Should any disturbance occur, then the subject site will be required to be reinstated to its original condition.

Given the scale and nature of the development, it is considered to be unlikely to have a significant effect on threatened species, populations or ecological communities or their habitats.

The NPWS raised no concerns in relation to the location of the proposed works and have only requested updated information regarding the Archaeological Due Diligence assessment.

The appointment of an Environmental Officer, engaged by the Applicant, will be required to review the works prior to and during construction to ensure that the proposal meets the identified outcomes.

In conclusion, appropriate management and mitigation measures will be implemented before, during and after construction in accordance with the Site Environmental Management Plan (SEMP).

The Department has recommended standard construction conditions applied in the Alpine area. Subject to compliance with these conditions, the Department is of the view that the construction of the proposed works would not impact upon buildings and sensitive environment located within proximity of the site.

4.2 Flooding and Potential Flood Hazards

The site is located adjacent to the Perisher Creek, which is subject to flood hazard as identified under the Snowy Special Activation Precincts Masterplan Hydrology assessment (WSP 2021). When reviewing the application, the Department's Building Surveyor requested that the Applicant clarify the following:

- Provide further comment from a practicing structural/ civil engineer that the design of the lift well will be capable of achieving the ABCB standard for *Construction of Buildings in Flood Hazard Areas*.
- Identify the system of water removal from the structure in instances of flooding.

On the 25 January 2025, the Applicant provided a letter from a structural engineer providing confirmation that the lift well will be located 3m above the nominal creek level. Based on the data provided in the Snowy SAP Masterplan Hydrology assessment, it is anticipated that under the 1% AEP flood depth, the water level is expected to be 2m above the nominal creek level. Additionally, the Department notes that

under the Probable Maximum Flood (PMF), the flood depth is anticipated to be 2m above the nominal creek level.

Even allowing for a 0.5m freeboard, the lift well is still expected to be located above the flood level.

The Applicant also clarified that any water ingress into the lift pit will be removed through the use of a pit and pump. The Department's Building Surveyor accepted the information and had no further comment. The Department is satisfied that the lift can withstand any potential flood hazards and no further conditions are required.

5 Recommendation

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 proposal is permissible with consent under the Precincts - Regional SEPP,
- there will not be a significant impact on any threatened species, populations or ecological communities, and the natural environment and cultural values associated with KNP are protected, and
- the installation of a lift will provide a valuable addition to support visitor amenity and visitation to Perisher Range Alpine Resort while having a minimal and manageable impact on the environment.

Overall, the Department is satisfied that the proposal is suitable for the site and in the public interest.

The Department, therefore, recommends that the application be approved, subject to recommended conditions. In accordance with the Minister's delegation of 9 March 2022, the Principal Planning Officer, Alpine Resorts Team, Regional Assessments, may determine the application as:

- no reportable political donation has been disclosed
- there are less than fifteen (15) public submissions in which objection to the proposal has been raised
- the application is in relation to land to which Chapter 4 of the Precincts - Regional SEPP applies.

It is recommended that the Team Leader, Alpine Resorts Team, Regional Assessments, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report
- **accepts** and adopts 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 24/15111, subject to the recommended conditions
- **signs** the attached Development Consent (**Appendix A**).

Recommended by:



Meg D'souza
Planning Officer
Alpine Resorts Team

Adopted by:



5/3/2025

Erin Murphy
Team Leader
Alpine Resorts Team, Regional Assessments
as delegate of the Minister for Planning

Appendices

Appendix A – Recommended Instrument of Consent