



Department of Planning
Housing and Infrastructure

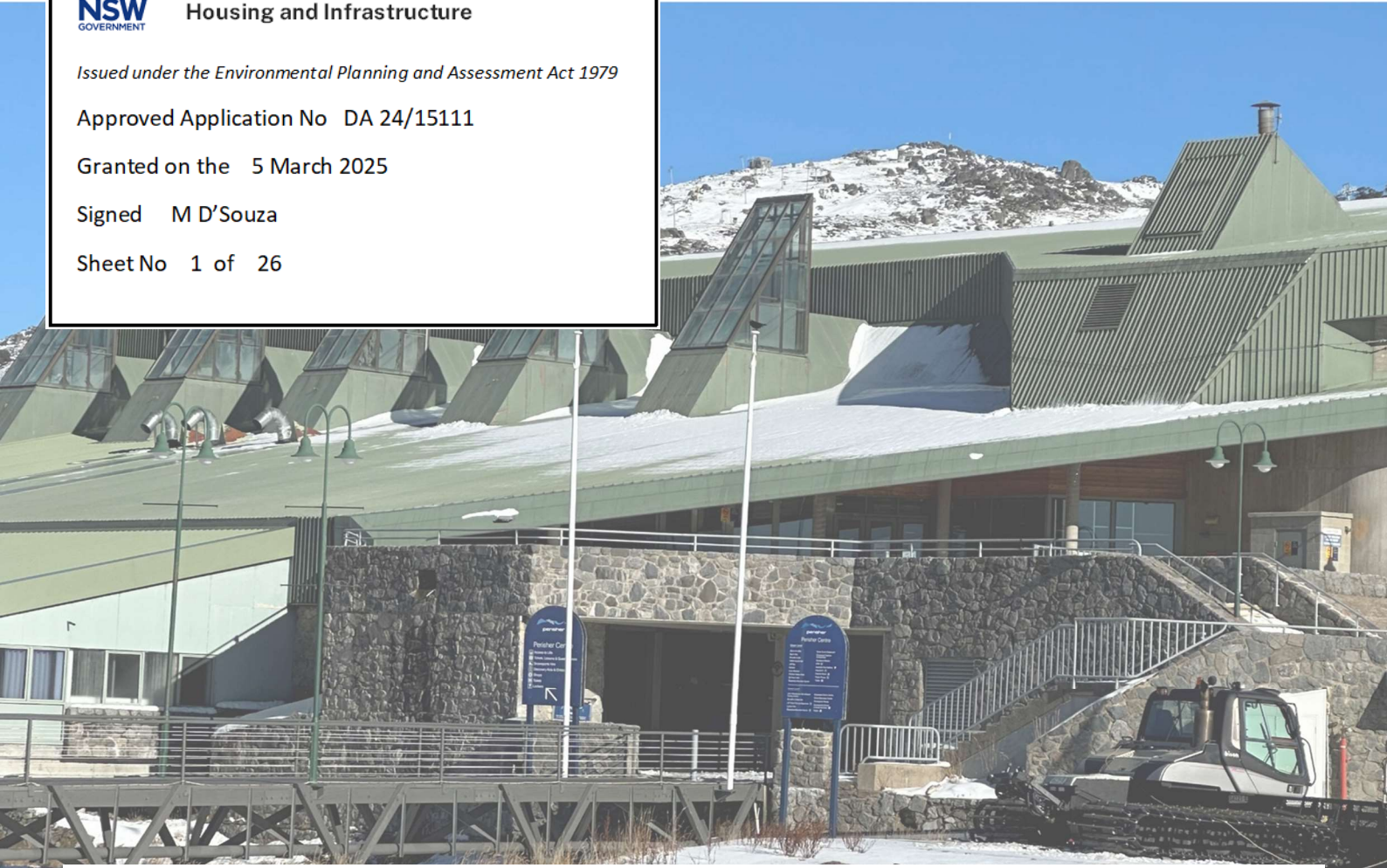
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 24/15111

Granted on the 5 March 2025

Signed M D'Souza

Sheet No 1 of 26



STATEMENT OF ENVIRONMENTAL EFFECTS

Installation of a Lift (elevator) – Perisher Centre

Lot 208 DP46288, Perisher Centre, Perisher Valley NSW

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Prepared for Perisher Ski Resort

September 2024

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1 INTRODUCTION

This statement of environmental effects has been prepared by Perisher Blue Pty Ltd to accompany a development application 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 purpose of the development is to improve access to this area which is currently only accessible via stairs. The application is being lodged by Perisher Blue, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve compliance with the relevant provisions of State Environmental Planning Policy (Precincts Regional) 2021, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

This statement has been prepared having regard to the following documentation:

- Architectural Plans prepared by DJRD Architects
- Engineering Plans prepared by COOT Consulting Engineers
- Geotechnical assessment and Form 4 prepared by AssetGeoEnviro
- Bushfire Hazard Assessment Report prepared by Accent Town Planning

1.1 OBJECTIVES OF THE PROPOSAL

To provide an improved experience for guests visiting the Perisher Centre which is the main multipurpose day lodge facility in Perisher Valley. The lift will provide access to the upper-level deck on the northeastern side of the building facing the main Perisher carpark. This is an area which is currently accessed only via stairs. From this deck the parent's room for the centre is accessed which will provide an enhanced experience for guests with children in prams. In addition to providing guest access the lift has been sized to allow for the transport of goods from the lower level of the centre to the deck and beyond.

2 SITE DESCRIPTION AND DETAILS OF THE PROPOSAL

2.1 SUBJECT SITE AND SURROUNDING DEVELOPMENT

The subject site is located within the Perisher Valley precinct of the Perisher Range Alpine Resort (as described in the Snowy Mountains Special Activation Precinct Master Plan (July 2022), which is located within the southern part of the Kosciuszko National Park in South-Eastern NSW.

Perisher Valley is approximately 35kms from the town of Jindabyne with vehicle access to the resort achieved via Kosciuszko Road and during winter, the resort is also accessed via the Ski Tube from Bullocks Flat.

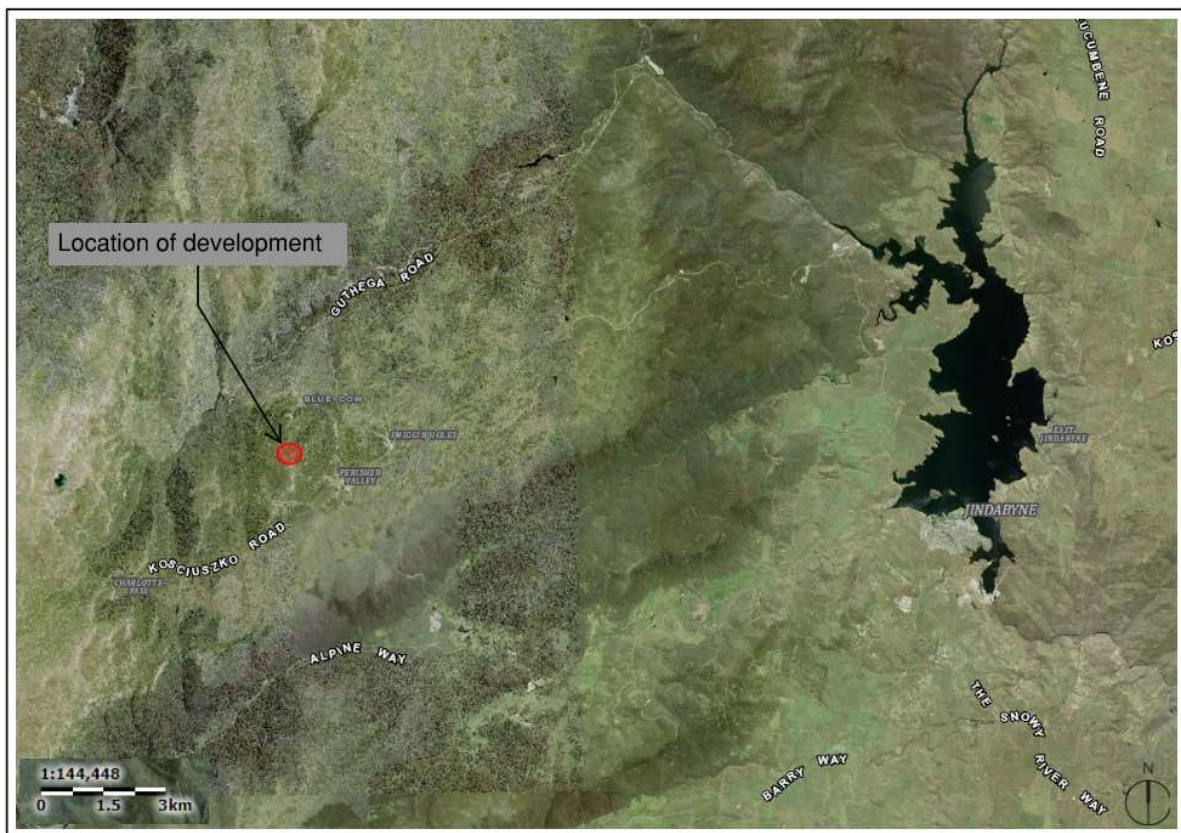


Figure 1 - Site location Plan.

The development proposed is an addition to the main day lodge facility in Perisher Valley known as the Perisher Centre. This building to the west of the Perisher Carpark 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 2 - Subject Site identified on Perisher Trail Map

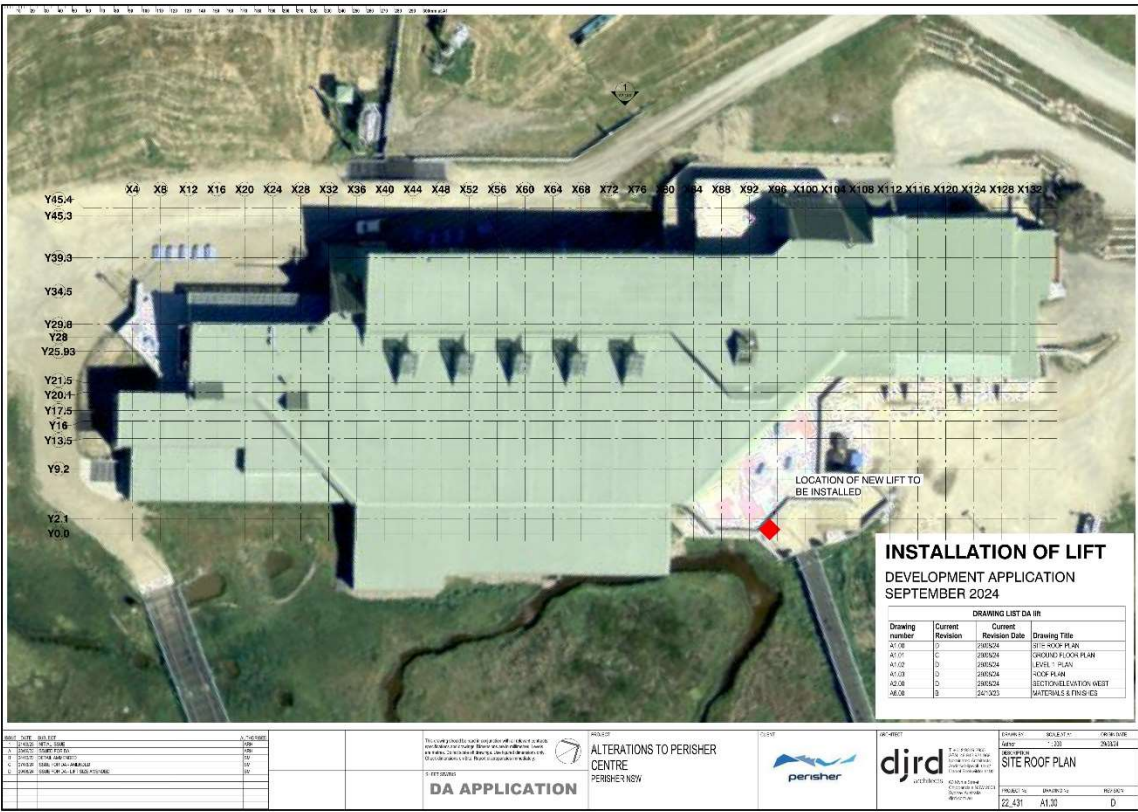


Figure 3 - Site Plan



Figure 4 - Perisher Centre external facade with proposed lift location identified

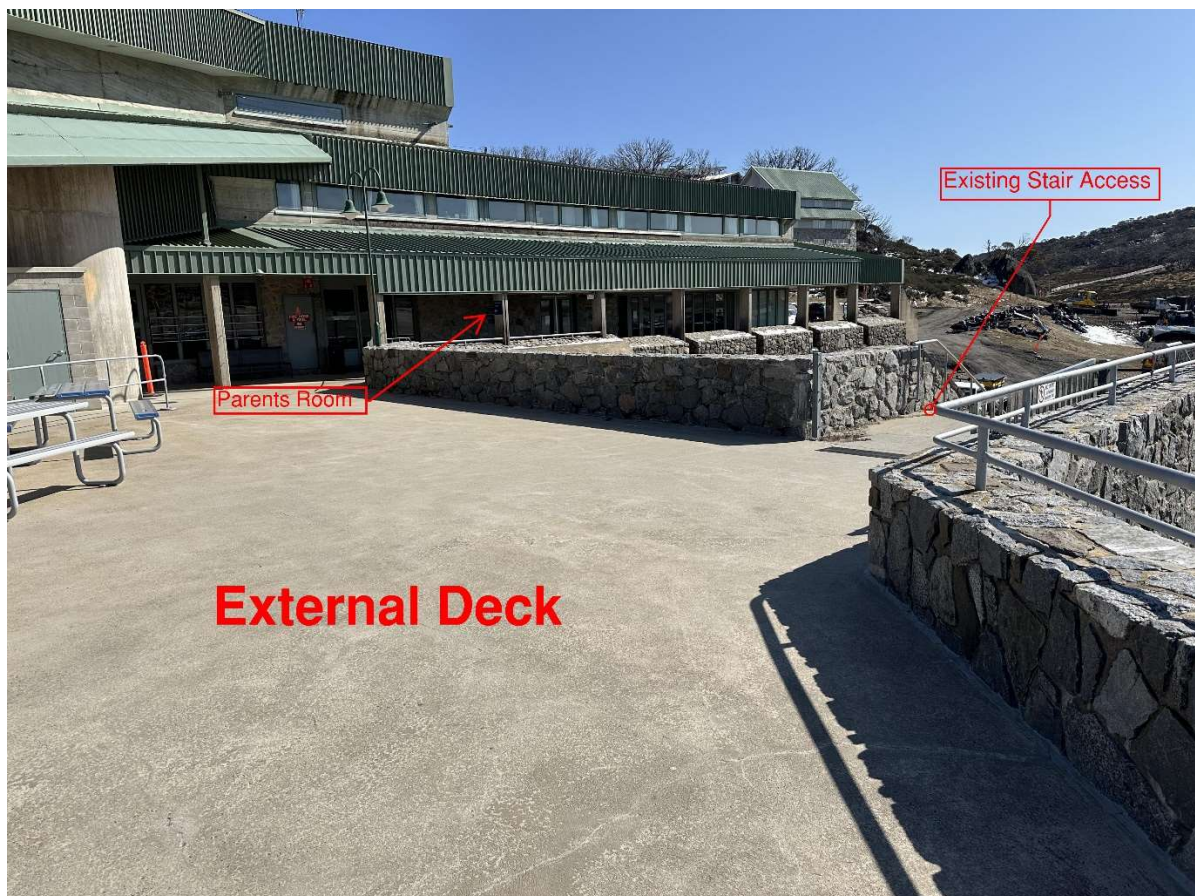


Figure 5 – Perisher Centre external upper-level deck to be accessed via the proposed lift.



Figure 6 - Lower-level entry location for proposed lift, showing approximate section of exiting rock wall to be removed (in red) allowing for exit/entry of the lift at the upper deck level.

2.2 PROJECT OVERVIEW

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 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.

Proposal Details

- 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).
- Construction of a lift with internal dimensions of 2400x2400mm
- An 8.6m structure (when measured from the lower deck floor level to the highest point on the roof) clad in Colorbond steel and incorporating stone cladding the height of the adjacent existing half walls on the upper and lower decks.
- The lift will be accessed on the lower deck area from under the cover of the existing deck above adjacent to an existing café.
- The upper and lower entrances/exits from the lift comply with AS1428.

- Construction at the upper deck level requires the removal of a section of rock wall where the new lift will exit.
- The upper deck entrance/exit from the lift incorporates a covered vestibule with a sliding door onto the deck. This design is a response to open nature of the upper-level deck and will allow for ease of snow clearing which will continue as per existing methods. This design includes external stone cladding to the level of the existing adjacent block wall to protect the structure when snow is being cleared and to be consistent with the existing external built form of the building.

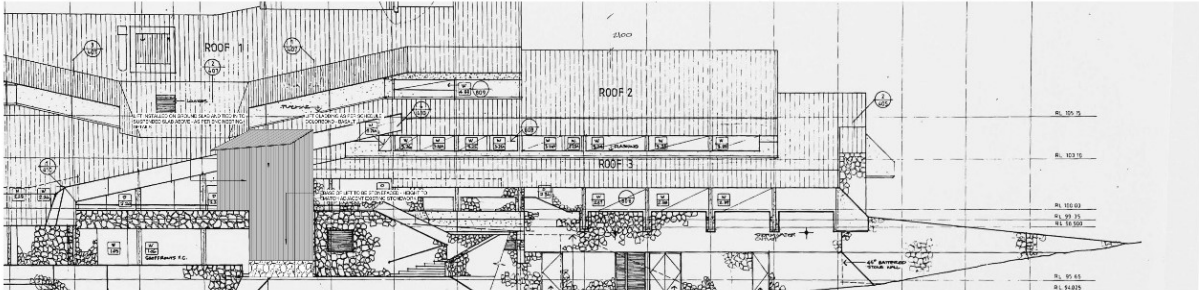


Figure 7 - Elevation of Perisher Centre with new lift structure when viewed from the carpark and northern foot bridge.

2.3 SITE ACCESS, CONSTRUCTION MATERIAL STORAGE AND CONSTRUCTION TIMEFRAMES

Vehicular access to the site from Burramys Road accessed from the Kosciuszko Road through the Perisher car park. Pedestrian access the site/Perisher Centre from the northern footbridge will be restricted during construction with alternative pedestrian access to the centre available by way of the southern footbridge.

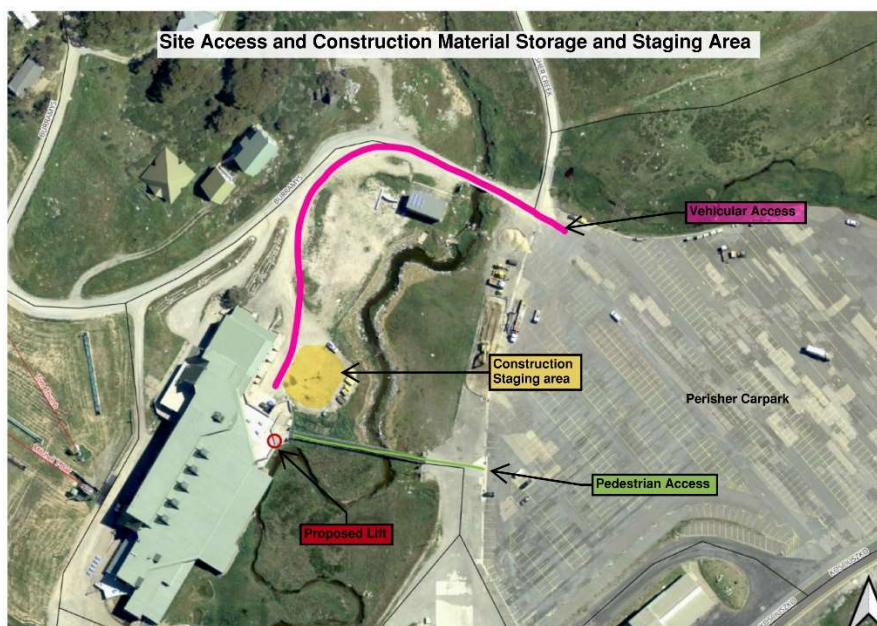


Figure 8 - Site access and construction staging area

The works are proposed to occur in the summer period to enable to use of the lift in the 2025 winter season. All materials are to be stored in the existing loading dock area adjacent to the worksite with any large components stored in the Perisher Carpark (if required).

2.4 EXCAVATION

Minimal excavation is required to facilitate the development. As per the Geotech assessment the works will be limited to the excavation of a lift pit 1.3m deep into the fill layer below the existing lower deck and the drilling of four piers, each with a 450 mm diameter, to a socket depth of 500 mm 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 of the works are to occur behind the external wall of the Perisher Centre (as illustrated in the figure below).

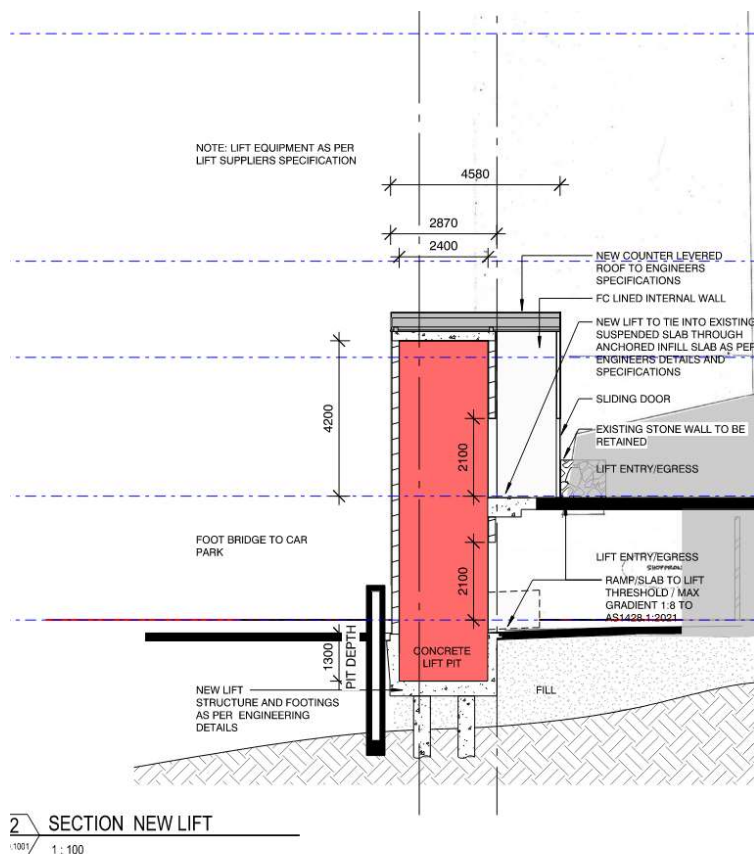


Figure 9 - Excerpt from section of the proposed development illustrating the excavation proposed.

2.5 WASTE MANAGEMENT

The minimal waste generated by the construction phase of the development will be contained onsite and deposited of in accordance with existing waste collection practices. The area for construction is adjacent to Perisher Centre loading dock for ease of waste collection.

The development once constructed will not generate waste due to its function and guests using the lift will have existing waste receptacles to use.

2.6 POWER AND COMMUNICATIONS

The proposed lift will be connected to the existing power and telecommunications infrastructure in the Perisher Centre.

3 DESIGNATED AND INTEGRATED DEVELOPMENT

3.1 DESIGNATED DEVELOPMENT

The development proposed is not development described in Schedule 3, Part 2 of the Environmental Planning and Assessment Regulation 2021, nor is it declared as “designated development” under an environmental planning instrument applicable to the land.

3.2 INTEGRATED DEVELOPMENT

Section 4.46 of the EP&A Act requires a review of whether the proposed development on the land would trigger an approval under other environmental or related legislation. Such development is categorised as “integrated development”.

The following provides a brief overview of on whether any aspect of the development triggers a need for the consent authority to obtain general terms of approval from other relevant approval authorities.

Based on the requirement for a Bushfire Safety Authority the development is “integrated development” within the meaning of the Act and Regulation.

Table 1 – Integrated Development Requirements

Relevant Subject Legislation	Approval Required Y/N
Fisheries Management Act 1994	No
Heritage Act 1977	No
National Parks and Wildlife Act 1974	No
Protection of the Environment Operations Act 1977	No
Roads Act 1993	No
Rural Fires Act 1997	Yes – Bushfire Safety Authority Required

3.2.1 Water Management Act – requirement for a Controlled Activity Approval

The development is subject to an exemption under the Water Management Regulation (General) 2018 Schedule 4 Part 2 clause 31(b) as the controlled activity is separated from the watercourse (Perisher Creek) by a building. In this case all works are occurring within the footprint of the Perisher Centre and separated from the Perisher Creek by the outer wall of the building. The lift shaft is to be constructed by penetrating through the existing concrete slab into fill material which is behind the existing outer wall. The work is not expected to extend below the depth of the existing wall and its foundations.



Figure 10 - Location of works in relation to Perisher Creek

3.2.2 Rural Fires Act – requirement for a Bushfire Safety Authority

The development is within land mapped as “bushfire prone” and the subject building has a mixture of uses including tourist and visitor accommodation (the Perisher Valley Hotel) the application is accompanied by a bushfire assessment report which notes that due to the uses in the Perisher Centre that are considered “special fire protection purposes” that a bushfire safety authority is needed for the subject development.

It is noted however that the tourist accommodation is not on the same floor level as the subject development and the elevator is not proposed to service this portion of the building rather it will service the deck attached to the day lodge facilities. The formal entrance to the Perisher Valley Hotel is from the rear of the building.



Figure 11 - Location of the proposed elevator in relation to the Perisher Valley Hotel

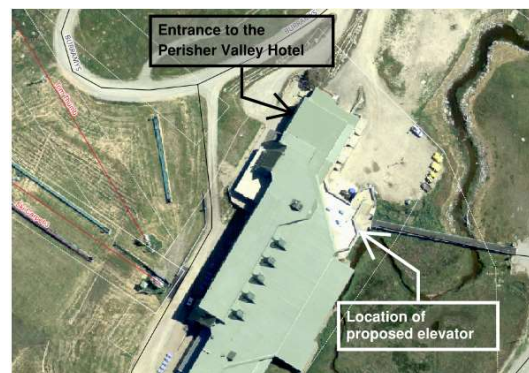


Figure 12 - Location of the entrance to the Perisher Valley Hotel in relation to the location of the proposed elevator

4 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 – S4.15

Section 4.15 (1) of the Environmental Planning and Assessment Act lists the matters which must be taken into consideration by the consent authority when determining a development application. Table 2 lists these matters and provides a summary assessment of each of these matters. A full assessment of each follows in section 4 of this statement of environmental effects.

Table 2 -S4.15 Environmental Planning and Assessment Act Compliance Checklist

MATTER	IMPACTS / COMMENTS
(1)(a) the provisions of: (i) any environmental planning instrument (ii) any proposed instrument (iii) any development control plan (iiia) any planning agreement (iv) the regulations	(i) The development complies with the provisions of State Environmental Planning Policy (Precincts Regional) 2021 – Chapter 4 (ii) there are no proposed instruments applicable to the subject land. (iii) there are no adopted development control plans applicable to the subject land. (iiia) there are no know planning agreements relating to the subject land. (iv) The development application has been made in accordance with the requirements contained in the Environmental Planning and Assessment Regulation 2021.
(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	The likely impacts of the development have been outlined above.
(c) the suitability of the site for the development	The site is suitable for the development as proposed and matters concerning site suitability have been addressed above
(d) any submissions made in accordance with this Act or the regulations	As per the Community Participation Plan the development application will be required to be notified.
(e) the public interest	The assessment addresses the relevant requirements of Chapter 4 of SEPP (Precincts- Regional) 2021 and therefore considered to meet the public interest test.

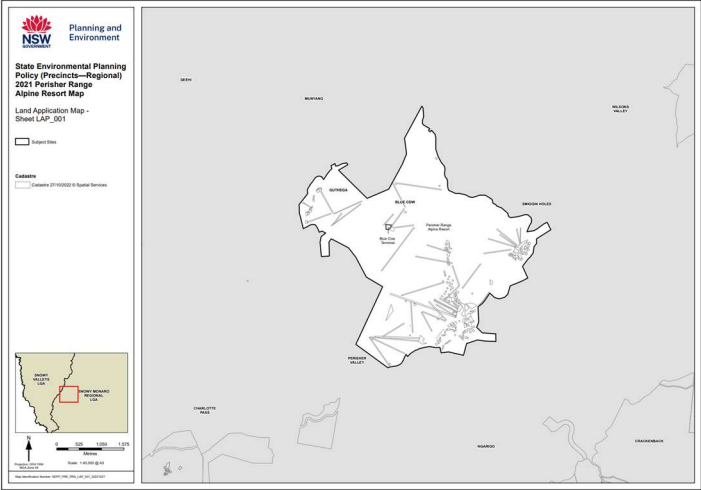
4.1 THE PROVISION OF ANY ENVIRONMENTAL PLANNING INSTRUMENT

4.1.1 State Environmental Planning Policy (Precincts Regional) 2021

The development is subject to the provisions of Chapter 4 – Kosciuszko Alpine Region, of the Precincts Regional SEPP. Table 3 below demonstrates compliance with the relevant provisions of chapter 4.

Table 3 - Chapter 4 Precincts Regional SEPP Compliance

PROVISION	COMPLIANCE/COMMENTS
PART 4.1 AIM AND OBJECTIVES OF CHAPTER	
(1) The aim of this Chapter is to protect and enhance the Alpine Region by ensuring development is managed with regard to the principles of ecologically sustainable	The development enhances the access to the upper level deck of the Perisher Centre which is the main day lodge for visitors (both snow sports participants and snow play visitors) to the Perisher Range Resort precinct. The proposed development will have no negative biodiversity impacts as it is

<p>development, including the conservation and restoration of ecological processes, natural systems and biodiversity.</p>	<p>to be constructed wholly within the footprint of the existing building with no vegetation removal required to facilitate the construction.</p>
<p>(a) to encourage the carrying out of a range of development to support sustainable tourism in the Alpine Region all year round, if the development does not result in adverse environmental, social or economic impacts on the natural or cultural environment of the Alpine Region, including cumulative impacts on the environment from development and resource use,</p>	<p>The development supports the ongoing use of the Perisher Centre which is the main day lodge for visitors to the Perisher Range Resort precinct. The construction of a lift (elevator) will provide improved access to the upper level deck of the centre from the lower ground floor and carpark. In addition, the location will allow for use for the transporting goods between these two spaces.</p> <p>As the development is to be constructed within the footprint of the existing building it will have no negative environmental impacts.</p> <p>The provision of an elevator will allow for an alternative access to the upper level deck for users with mobility challenges and parents with prams and small children.</p>
<p>(b) to establish planning controls</p>	<p>Not applicable</p>
<p>(c) to minimise the risk to the community of exposure to environmental hazards, particularly geotechnical hazards, bush fires and flooding, by—</p> <p>(i) generally requiring development consent on land in the Alpine Region, and</p> <p>(ii) establishing planning controls for buildings to ensure the safety of persons using the buildings if there is a fire.</p>	<p>(c)(i) The site is bushfire prone and despite the nature and development a bushfire assessment has been undertaken and included with the application to ensure the risk to the community is minimised.</p> <p>Despite the excavation being within the existing footprint of the Perisher Centre a Geotechnical assessment was undertaken and a form 4 prepared by a Geotechnical Engineer and provided with the application.</p> <p>There is no flood risk to the community which requires mitigation for the subject development.</p> <p>(c)(ii) Not applicable as the objective relates to the preparation of planning controls.</p>
<p>4.2 Land to Which Chapter Applies.</p>	<p>The proposed development is within the Perisher Range Alpine Resort, Subregion</p> 

4.3 Definitions	<p>The proposed development is an addition to an existing commercial premise which is defined in Schedule 4A – Dictionary to Chapter 4 as:</p> <p>commercial premises means commercial premises within the meaning of the Standard Instrument but does not include retail premises, other than food and drink premises, kiosks and shops that operate primarily to serve the daily needs of tourists and visitors and staff employed to work in the Alpine Region</p>
PART 4.2 PERMITTED OR PROHIBITED DEVELOPMENT	
4.7 Land Use Table	<p>The development proposed is not specifically defined under the SEPP, and is an addition to an existing commercial premises, being the Perisher Centre which is a permissible use in the Land Use table and therefore is permitted development in the subregion.</p> <p><u>Perisher Range Alpine Resort</u></p> <p>1 Permitted without consent Nil</p> <p>2 Permitted with consent Advertising structures; Building identification signs; Business identification signs; Car parks; Commercial premises; Community facilities; Depots; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Fences; Function centres; Helipads; Information and education facilities; Infrastructure facilities; Lifting facilities; Management trails; Medical centres; Monitoring stations; Places of public worship; Public utility undertakings; Recreation facilities (indoor); Recreation facilities (outdoor); Recreation infrastructure; Ski slope huts; Ski slopes; Snow-making infrastructure; Staff accommodation; Telecommunications facilities; The Skitube; Tourist and visitor accommodation; Transport depots; Vehicle repair stations</p> <p>3 Prohibited Bed and breakfast accommodation; Farm stay accommodation; Any other development not specified in item 1 or 2</p>
4.8 Subdivision	Not applicable
4.9 Demolition	Complies – the demolition of a small section of the upper deck wall to enable the entrance to the lift from the deck will be required as part of this development application. A separate development application for demolition is not being sought, due to the minor nature of the works required.
4.10 Temporary Use of Land	Not applicable – the development is not a temporary use of land
PART 4.3 EXEMPT AND COMPLYING DEVELOPMENT	
Not applicable - The development is neither exempt nor complying as such a development application has been lodged for approval.	
PART 4.4 OTHER DEVELOPMENT CONTROLS	

4.14 Development by Crown, public authorities, or Snowy Hydro	Not applicable the development is not being carried out on behalf of the Crown, public authorities or Snowy Hydro.
4.15 Development on land on Kosciuszko Road and Alpine Way	Not applicable – the development is not proposed on land identified in Schedule 16 of the National Parks and Wildlife Act 1974
4.16 Development near Kangaroo Ridgeline	Not applicable - this clause only applies to land identified as “Kangaroo Ridgeline” on the State Environmental Planning Policy (Precincts—Regional) 2021 Charlotte Pass Alpine Resort Map. The proposed development is not on land identified in the subject map.
4.17 Classified roads	Not applicable - The development does not front a classified road.
4.18 Bush fire hazard reduction	Not applicable
4.19 Public utility infrastructure	Complies - The public utility infrastructure that is essential for the proposed development is available on site to facilitate the installation and operation of the elevator.
4.20 Conversion of fire alarms	Not applicable
4.21 Heritage conservation	Not applicable - There are no historic heritage items, aboriginal heritage items or places being impacted by this development. See below for further information on the impact of the development on Aboriginal Cultural heritage and historic heritage.
4.22 – 4.24 Conservation incentives, Eco-tourist facilities and Flood planning	Not applicable
4.25 Earthworks (1) The objective of this section is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	Complies - The impact of the minor earthworks required to facilitate the development on the environment and surrounding has been addressed and will have no negative impact.
(2) Development consent is required for earthworks in the Alpine Region unless— (a) the earthworks are exempt development under this Chapter or another environmental planning instrument, or (b) the earthworks are ancillary to— (i) development permitted without consent under this Chapter, or (ii) development for which development consent has been given.	Complies - Minor earthworks are required to facilitate the development, the scale, nature and impact of these works has been addressed in the SEE.

(3) In deciding whether to grant development consent for earthworks, or for development involving ancillary earthworks, the consent authority must consider the following matters—

- (a) the likely disruption of, or adverse impact on, drainage patterns and soil stability in the locality of the development,**
- (b) the effect of the development on the likely future use or redevelopment of the land,**
- (c) the quality of the fill or the soil to be excavated, or both,**
- (d) the effect of the development on the existing and likely amenity of adjoining properties,**
- (e) the source of any fill material and the destination of any excavated material,**
- (f) the likelihood of disturbing relics,**
- (g) the proximity to, and potential for adverse impacts on, a waterway, drinking water catchment or environmentally sensitive area,**
- (h) appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.**

Complies - The earthworks are ancillary to the development proposed and are limited in nature and scale. It is not anticipated that the works will extend past the wall foundations of the existing building and are subject of a geotechnical assessment and related form 4. Due to the location of the works, there are no environmental impacts likely, notwithstanding, appropriate sediment and erosion control works will be installed and managed throughout the construction phase.

PART 4.5 DEVELOPMENT ASSESSMENT AND CONSENT

4.26 Master plans

Not applicable – this clause relates to the preparation and content of Master Plans.
The Snowy Mountains Special Activation Precinct Master Plan 2022 applies to the subject site.

4.27 Consultation with National Parks and Wildlife Service

Consultation will be carried out by the assessing officer in relation to this development application in accordance with these provisions.

4.28 Consideration of master plans and other documents

(1) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following—

- (a) the aim and objectives of this Chapter set out in section 4.1**

Complies - See consideration of the proposed development against the aim and objectives of Chapter 4 above.

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

Not applicable - there is no known conservation agreement applying to the subject land.

<p>(d) the Geotechnical Policy — Kosciuszko Alpine Resorts published by the Department in November 2003,</p>	<p>Complies - The requirements of the Geotechnical Policy have been addressed in the subject application by:</p> <ul style="list-style-type: none"> • The site is inside the area marked “G” and complies with the requirements of 3.1(e) and is considered minor construction works and a form 4 has been prepared and included in the application package. <p>Further information relating to Geotechnical impacts is found in 4.6.5 of this SEE.</p>
<p>(e) for development in the Perisher Range Alpine Resort— (i) the Perisher Range Resorts Master Plan, published by the National Parks and Wildlife Service in November 2001, and</p>	<p>Complies - The development is not inconsistent with the provisions of the Perisher Range Resorts Master Plan. The proposed elevator will be sympathetic to the character of the existing building and not impact on key views or vistas.</p> <p>Whilst the proposed development is small in scale it is socially responsive and will enhance the functionality of the resort for all users which are general objectives of the Master Plan.</p>
<p>(e)(ii) the Perisher Blue Ski Resort Ski Slope Master Plan adopted by the National Parks and Wildlife Service in May 2002.</p>	<p>The Perisher Blue Ski Resort Ski Slope Master Plan is not applicable to the subject development.</p>
<p>(2) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider— (a) a master plan approved by the Minister under section 4.26 that applies to the land,</p>	<p>Complies - Snowy Mountains Special Activation Precinct Master Plan 2022 applies to the land.</p> <p>The proposal is consistent with Master Plan, a full assessment against the relevant provisions of the Master Plan is included in Appendix A.</p>
<p>4.29 Consideration of environmental, geotechnical, and other matters (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,</p>	<p>Complies - (a) Measures proposed to address geotechnical issues relating to the development have been addressed above under 4.28(d) and below in 4.6.5 of this SEE.</p> <p>There are no geotechnical impediments to the carrying out of the development. A form 4 issued under the Kosciuszko Alpine Resorts Geotechnical Policy, this has been included as an appendix to this SEE.</p>
<p>(b) the extent to which the development will achieve an appropriate balance between— (i) the conservation of the natural environment, and (ii) taking measures to mitigate environmental hazards, including geotechnical hazards, bush fires and flooding,</p>	<p>Complies - (b) the development has achieved an appropriate balance between the conservation of natural environment and taking measures to mitigate hazards (Geotech, bushfire and flooding).</p> <ul style="list-style-type: none"> • No external ground disturbance is required to facilitate the development, and the development application is accompanied by appropriate requirements of the Kosciuszko Alpine Resorts Geotechnical Policy. • No clearing was required to mitigate bushfire hazards • The site is not subject to flooding

(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,	Complies - (c) The development is considered to have adequacy addressed visual impacts by use of materials and colours which blend with the natural environment and are consistent with the existing built form. The site is not visible from land identified as the Main Range Management Unit under the KPOM. The visual impacts of the development have been addressed further in 4.4.6 of this SEE.
(d) the cumulative impacts of development and resource use on the environment of the Alpine Subregion in which the development is carried out,	Complies - (d) Due to the nature and scale of the development it will not contribute to cumulative impacts on the Alpine subregion and associated resource use.
(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,	Complies - (e) Due to the nature of the development, it will not generate additional usage of existing infrastructure including transport services.
(f) the capacity of existing waste or resource management facilities to deal with additional waste generated by the development, including in peak periods.	Complies - (f) The development will not generate excess waste or the need for augmentation of the existing resource management facilities in the Perisher Centre. Those utilising the lift will be doing so to access the upper deck of the building where there are waste disposal receptacles provided. The development is an addition to an existing guest facility and will not generate additional visitation to the resort.
(2) For development involving earthworks or stormwater drainage works, the consent authority must also consider measures to mitigate adverse impacts associated with the works.	Complies - (2) The development involves minimal earthworks for the lift well and footings. The roof of the lift shaft has a pitch of 15 degrees and will fall away from the existing building. As such snow and stormwater will be shed from the building and captured in the natural drainage of the Perisher Creek. This is consistent with current stormwater arrangements from the existing upper-level deck. Due to the size of the shaft roof, there will not be significant stormwater generated. Due to the location of the works (being within the footprint of an existing building and contained behind an existing rock wall) it is unlikely that any sediment transfer will occur during the construction phase. Despite this, in order to protect Perisher Creek, sediment control measures will be installed at the base of the current wall between the building and the creek prior to the commencement of works on site and these measures will be managed throughout the construction process.
(3) For development the consent authority considers will significantly alter the character of an Alpine Subregion, the consent authority must also consider—	Not applicable – the development is not of a nature or scale to significantly impact the character of the Perisher Range Alpine Resort Subregion.

(a) the existing character of the site and immediate surroundings, and (b) how the development will relate to the Alpine Subregion.	
4.30 Kosciuszko National Park Plan of Management	Complies - The proposed development is consistent with the relevant provisions of the Kosciuszko National Park Plan of Management.

4.1.2 State Environmental Planning Policy (Resilience and Hazards) 2021

The development does not trigger further assessment against the provisions of the resilience and SEPP Resilience and Hazards as it is not considered, to be hazardous or potentially hazardous development or offensive or potentially offensive development. The site is suitable for the development as proposed with respect to site contamination and there is no requirement for remediation prior to the development taking place.

4.2 ANY PROPOSED INSTRUMENT

There are no proposed instruments relating to the subject site.

4.3 ANY DEVELOPMENT CONTROL PLAN

There is no development control plan applying to the subject site.

4.4 ANY PLANNING AGREEMENT

There are no planning agreements applicable to the subject site.

4.5 THE REGULATIONS

The proposed development complies with the relevant requirements of the Environmental Planning and Assessment Regulation 2021.

4.6 THE LIKELY IMPACTS OF THE DEVELOPMENT

4.6.1 Biodiversity and Impacts on Aquatic Ecosystems

4.6.1.1 Biodiversity Conservation Act

The development is within an existing building and the excavation is limited to fill under an existing deck as such there will be no impact on biodiversity. The land on which the construction is to occur is not mapped on the Biodiversity Values Map.

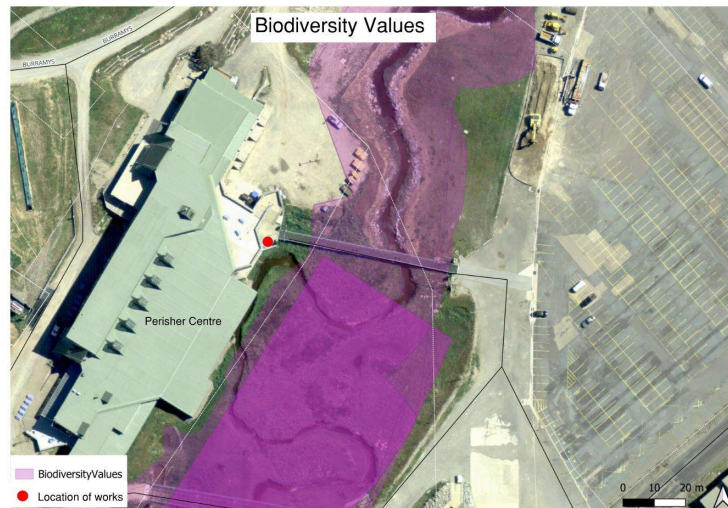


Figure 13 - Location of works in relation to Biodiversity Mapped Areas (Biodiversity Values Map - Source: SEED)

4.6.1.2 Environment Protection and Biodiversity Conservation Act (EPBC Act)

The factors which need to be considered under the Commonwealth *Environment Protection and Biodiversity Conservation Act (EPBC Act)* are listed in *Table 4* together with an assessment of each of these factors. None of these factors are considered to result in impacts which would be considered significant under the guidelines applying to the *EPBC Act*.

Table 4 - Environment Protection and Biodiversity Conservation Act checklist

FACTOR	IMPACTS / COMMENTS
Matters of National Environmental Significance	
Any environmental impact on a World Heritage Property?	No impact
Any environmental impact on a National Heritage Place?	No impact on the Australian Alps National Heritage Place.
Any environmental impact on wetlands of international importance?	No impact
Any environmental impact on Commonwealth listed species or ecological communities?	No impact
Any environmental impact on Commonwealth listed migratory species?	No impact
Does any part of the proposal involve a nuclear action?	No nuclear action
Any environmental impact on a Commonwealth Marine Area?	No impact
Impact on Great Barrier Reef Marine Park?	No impact
Impact on Commonwealth land?	No impact
Impact on the environment, from action taken by the Commonwealth?	No impact
Commonwealth heritage places outside of Australian jurisdiction?	No impact

4.6.1.3 Riparian and Aquatic Ecosystem Impacts

The site is adjacent to the Perisher Creek however there will be no impact on the riparian environment or aquatic ecosystems as the works are contained within the building footprint

with a rock wall and its foundations forming a barrier to the water course. During construction to ensure that no sediment is inadvertently transferred to the watercourse appropriate erosion and sediment controls will be in place.

4.6.2 Aboriginal Cultural Heritage

A search of the AHIMS database did not identify any recorded Aboriginal Cultural Heritage items in the area of the development. The land is not identified as “archaeologically sensitive land” on the State Environmental Planning Policy (Precincts-Regional) 2021 Kosciuszko Alpine Region Aboriginal Archaeological Heritage Map.

A due diligence assessment was carried out, and is attached in Appendix D and based on the outcome of the assessment it is reasonable to conclude that there are no known Aboriginal objects or a low probability of objects occurring in the area of the proposed activity, and the development can proceed with caution without applying for an Aboriginal heritage impact permit or the need to carry out further assessment via an Aboriginal Cultural Heritage Assessment Report.

Ground disturbance associated with the development will take place in an area which has been previously disturbed as it is within the footprint of the Perisher Centre.

4.6.3 Historic Heritage

There is no historic heritage in the vicinity of the proposed development that would be adversely impacted by the addition of a lift to the Perisher Centre.

4.6.4 Construction Impacts

Due to the nature of the development, there will be limited construction impacts. The works are within the footprint of an existing building in close proximity to hardstand areas for material storage and waste disposal. There is to be limited soil disturbance, and any excavation is contained within the walls of the existing building. The works will occur over the summer period and will not require the closure of any guest areas whilst they are in operation. Negligible noise impacts will occur during construction however these are mitigated due to the location and the construction timeframe. There will be no biodiversity or riparian impacts of the development as there is no vegetation proposed to be removed and no fauna habitats to be impacted as the construction is to be carried out within an existing building footprint

4.6.5 Geotechnical Considerations

The site is inside of the areas marked “G” on the Geotechnical Policy Map (see figure 11) however based on the geotechnical assessment it has been determined that the works will have ‘minimal or no geotechnical impact’ on the site and as per the allowances under 3.1(e) of the “Geotechnical Policy – Kosciuszko Alpine Resorts” a form 4 has been prepared and is attached to the development application.

The geotechnical assessment carried out AssetGeoEnviro has been attached in Appendix E.

The engineering design of the development will reflect the recommendations in the report.

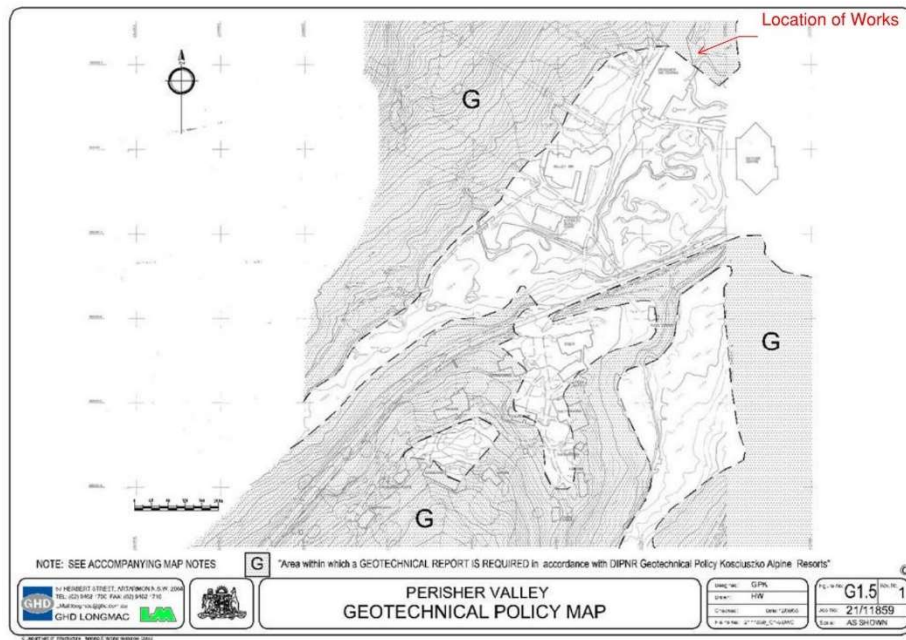


Figure 14 - Site marked on Perisher Valley Geotechnical Policy Map

4.6.6 Visual Impacts and Built Form

The lift shaft will be clad in vertical Colorbond in the colour of Basalt to blend with the existing rock work on the Perisher Centre. The built form immediately adjacent to the shaft is predominated by rock work and the basalt colour blends with the blues and greys in this rock work. The lift once completed will blend into the existing building and will not be visually impactful when viewed from the car park, ski tube or pedestrian bridges. The base of the lift at each level is to be have consistent stone faced facing to the height of the adjacent existing stonework.

As the addition is lower than the overall roof height of the Perisher Centre it will not be visible from the ski slope.

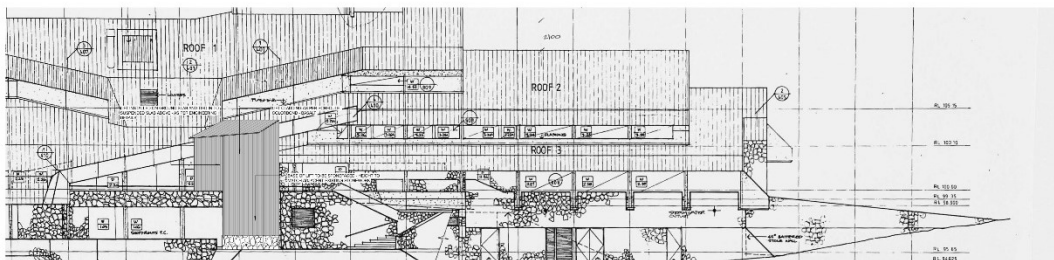
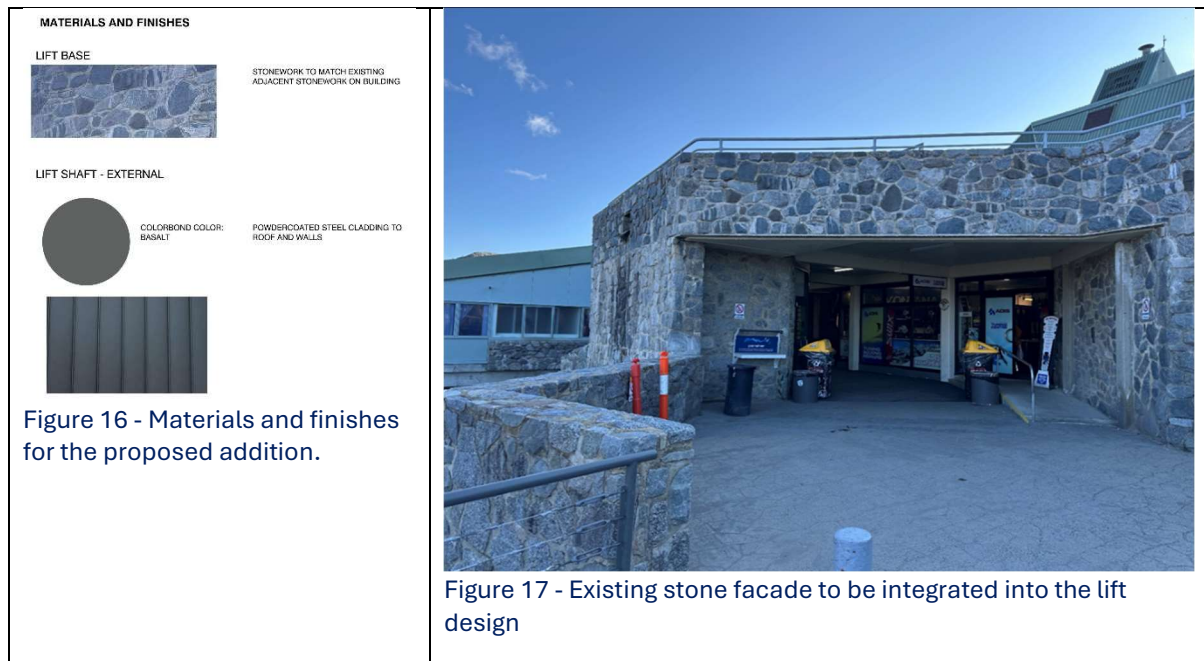


Figure 15 - Elevation showing the proposed lift in the context of the existing building.



4.6.7 Effects on Ski Resort Operation

The proposed development will provide an enhanced guest and staff experience by providing better access between the lower and upper decks.

4.6.8 Bushfire

The subject site is mapped as bushfire prone land and a bushfire hazard assessment report has been undertaken to accompany the development application. The bushfire assessment has determined that the area surrounding the building can be managed as an inner protection area with no additional vegetation removal required to facilitate this outcome. The report considered that the development as proposed meets the “deemed to satisfy” outcome for bushfire protection.

It has been recommended that:

- *The proposed new lift is to meet BAL 12.5 construction requirements as per AS 3959*

The Bushfire Hazard Assessment Report is attached in Appendix F of this SEE.

4.6.9 Social and Economic Impacts

Due to its nature and scale the development will have no adverse economic impacts. As the development will allow for enhanced access to the centre for persons with mobility limitations and parents with small children it will provide positive social impacts. The parent’s room is on the upper level accessed via the external deck as such the installation of a lift will provide easier access to that facility for guests with children in prams.

Whilst the installation of the lift does not trigger the need for additional upgrades to the building with respect to access the doors into the upper floor of the Perisher Centre have been scoped for replacement and will be the subject of a future development application. The lift installation is a priority for the 2025 winter season and the replacement of the doors to facilitate further improved access to the building will be a project undertaken after the lift construction has been completed.

It is considered that the improvements to access from the ground floor of the Perisher Centre by way of the installation of a lift will have a positive social impact for both guests and staff utilising the building.

4.7 SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The works are ancillary to the operation of the building for commercial purposes, as such the site is suitable for the development proposed.

4.8 PUBLIC INTEREST

The development is compliant with the requirements of relevant legislation, environmental planning instruments and associated policies applying and therefore considered to meet the public interest test.

5 CONCLUSION

The proposal for additions to the Perisher Centre – Installation of a lift (elevator) is considered to comply with all provisions of relevant legislation and will have minimal impact on surrounding properties and uses and as such the development should be approved as proposed.

6 APPENDICES

APPENDIX	A	SAP Master Plan Assessment Table
APPENDIX	B	Site Photographs
APPENDIX	C	Site Environmental Management Plan
APPENDIX	D	Aboriginal Cultural Heritage Due Diligence Assessment
APPENDIX	E	Geotechnical Assessment and Form 4
APPENDIX	F	Bushfire Assessment

APPENDIX A – SAP MASTER PLAN ASSESSMENT TABLE**Snowy Mountains Special Activation Precinct Master Plan 2022**

PROVISION	RESPONSE
10 ALPINE PRECINCT PROVISIONS	
10.1 LAND USE	
<p>Complies:</p> <ul style="list-style-type: none"> The development is permissible under the Precincts Regional SEPP and complies with the relevant provisions of all documents listed (Excepting the Alpine DCP which is yet to be adopted and as such is not a matter for consideration for this application). The development complies based on an assessment against the performance criteria of the Master Plan is carried out below, there is currently no Alpine Development Control Plan. The development will provide additional functionality and enhanced guest experience to an existing building. An assessment of the impact of the development on the environment, heritage and cultural values which has demonstrated that the development will not compromise any of these factors. The development has no impact on carrying capacity as it does not relate to the provision of additional tourist accommodation. The development is wholly within the development area shown on the structure plan. The development does not involve new or upgraded accommodation 	
10.2 Alpine Resorts	
<p>Complies</p> <ul style="list-style-type: none"> The development is an addition to an existing building as such it would be considered “infill” The development will enhance pedestrian access to the upper level of the Perisher Centre, allowing for access from the carpark footbridge to the upper deck of the centre. The development is consistent with the built form of the Perisher Centre, picking up stone elements and Colorbond in a colour which enhances the current appearance of the centre. 	
10.3 Alpine Accommodation	
Not applicable – the proposed development does not include accommodation.	
10.4 Alpine Experience	
<p>Not applicable – due to the nature of the development as the development:</p> <ol style="list-style-type: none"> is not a visitor attraction, does not include the construction of new or upgraded shared trails or paths will not generate the need for new carparking. 	
CHAPTER 11 ENVIRONMENT AND SUSTAINABILITY	
11.1 Biodiversity	

Complies	
<ul style="list-style-type: none"> The development is an addition to an existing building with all works being undertaken within the existing footprint of the building. Due to the site location, there will be no impact on biodiversity and no revegetation is required as no vegetation is to be disturbed to facilitate the development and will have no impact on riparian corridors The development does not trigger the Biodiversity Offsets Scheme due to its location and extent. The entire lot is proposed to be managed as an inner protection area as per the recommendation from the bushfire assessment report. As the lot currently consists of a building there will be no additional vegetation clearing required to manage the land as an IPA 	
11.2 Geotechnical	
Complies	
The development has addressed the requirements of the Geotechnical Policy – Kosciuszko National Park (DPNIR, 2003). A report and associated form 4 have been prepared by a Geotechnical Engineer and are included in Appendix E of this SEE.	
11.3 Flood Risk Management	
Not applicable	
There is currently no adopted flood mapping contained within the masterplan or SEPP which provides information to determine Flood Planning Level or the PMF, as such there is currently no flood planning area or related floor planning level or probable maximum flood applicable to the site.	
11.4 Water Quality	
Complies	
<ul style="list-style-type: none"> The development will have no impact on riparian environments. The roof of the proposed lift shaft will not generate additional stormwater as it is to be constructed on an existing uncovered hard stand area. The stormwater from the addition will be managed as per existing discharge points and will not exceed predevelopment flows. Whilst all site disturbance works are to occur within the footprint and walls of the Perisher Centre, in an abundance of caution sediment and erosion control measures will be in place in accordance with the SEMP to protect the Perisher Creek. Due to the nature and scope of the development there will be no wastewater or contaminated stormwater generated. 	
11.5 Bushfire	
Complies	
<ul style="list-style-type: none"> A bushfire assessment has been undertaken and is provided with the development application. No clearing is required to facilitate the proposed APZ due to the works occurring within an existing managed site. The built form is to comply with BAL12.5 which can be achieved due to the materials proposed. 	
11.6 Sustainability and Climate Change	
Complies	
<ul style="list-style-type: none"> The development will have minimal impact due to its nature and scale. Impact on biodiversity, landscape and cultural values have been addressed in the body of the SEE. The development complies with all relevant design standards and will have no impact on climate responsiveness and resilience. The EMS as described has yet to be finalised. The EMS is being prepared currently by NPWS to meet this standard as such this requirement is currently not applicable. 	

12. PLACE AND LANDSCAPE	
12.1 Aboriginal Cultural Heritage	
Complies	
<ul style="list-style-type: none"> The land is not identified as “archaeologically sensitive land” on the State Environmental Planning Policy (Precincts-Regional) 2021 Kosciuszko Alpine Region Aboriginal Archaeological Heritage Map. A search of the AHIMS database did not identify any recorded Aboriginal Cultural Heritage items in the area of the development. A due diligence assessment was carried out, and is attached in appendix D and based on the outcome of the assessment it is reasonable to conclude that there are no known Aboriginal objects or a low probability of objects occurring in the area of the proposed activity, and the development can proceed with caution without applying for an Aboriginal heritage impact permit or the need to carry out further assessment via an Aboriginal Cultural Heritage Assessment Report. No AHIP is required. There are no aboriginal cultural significant places and sites impacted by the development. The development is within a mapped “disturbed area” and therefore no further investigation is required beyond the due diligence assessment which has been undertaken forms part of this SEE. 	
12.2 Historic Heritage	
Not applicable	
<ul style="list-style-type: none"> The building is not heritage listed and the development will not have an impact on heritage listed items in the Perisher Valley. The maps are unclear and appear to include buildings which are no heritage listed nor have they had their heritage value assessed to warrant their inclusion in the Historic Heritage Map. As such the development will have no impact on heritage values and no further assessment is required. 	
12.3 Landscape, Character and Open Space	
Complies	
<ul style="list-style-type: none"> The design of the lift responds to the built form of the existing building and has no impact on the natural features of the area. Due to the scale, size, and nature of the proposed development the creation of a green infrastructure network is not a relevant requirement No new or replacement landscaping required as the works are wholly within an existing building. No revegetation is required as no vegetation will be impacted by the development. The development will not increase the stormwater generation from the building and will be disposed of as per the existing building drainage. 	
12.4 Built Form	
General criteria for all development in the Alpine Region	
Complies	
<ul style="list-style-type: none"> The addition of the lift to the Perisher Centre has been designed to be consistent with the predominant built form and will include elements such as stone work to reflect the current materiality of the building. The footings proposed respond to the geotechnical characteristics of the site 	
For village centres and public domain	
Complies	
<ul style="list-style-type: none"> The provision of the lift will enable improved access to the Perisher Centre upper deck for guests with mobility limitations and will be easily accessible from the carpark removing the need to use stairs to access this area. 	

- The design of the lift has taken into consideration weather protection and snow accumulation and will not impact on the ability to clear snow from the deck areas of the existing building.
- The development will not impact on views or solar access to buildings
- Public realm and streetscape provisions are not applicable to the proposed development due to its nature and scale.
- The development does not include additional pedestrian entry to the site, it merely enhances the existing access to the building. No additional or vehicle entries to the existing building are proposed.

13. TRANSPORT AND INFRASTRUCTURE

13.1 Transport network

Not applicable - due to the nature and scale of the development

13.2 Utilities, services and infrastructure

Complies

- The development will be connected to existing services in the Perisher Centre with no requirement for additional utility or service connections.
- Due to the nature and scale of the development there is no trigger for integrated water cycle management and renewable energy solutions to be provided as part of the construction of the lift.

APPENDIX B SITE PHOTOGRAPHS



Pedestrian bridge access from the Perisher carpark to the lower level of the Perisher Centre. Existing stormwater drainage outlet from the upper deck shown.



Lower-level deck onto which the lift will be constructed. Entry/exit to the lift on this level will be under the terrace overhang.



Existing access stair to the upper deck



View toward the Ski Tube and associated access footbridge from the lower deck. Bollards shown the photo are where the external wall of the lift constructed.



Upper level deck looking toward the entry to the Perisher Centre



Upper deck looking toward the Ski Tube building with section of wall to be removed and the lower deck construction area in the mid ground of the photo.



Upper level deck showing existing stormwater drainage outlet which will not be impacted by the proposed construction.



View toward parents room accessed via the upper level deck.



View of balcony and parents room from upper level deck



Upper level deck looking toward existing access stair and Perisher Carpark



External view of the Perisher Centre



View from the foot bridge looking toward the Perisher Centre and location of proposed lift



Looking from Perisher Carpark towards the Perisher Centre, showing upper and lower decks, access stair and foot bridge

APPENDIX C SITE ENVIRONMENTAL MANAGEMENT PLAN**PROJECT & EMERGENCY CONTACTS**

Project Name	Perisher Centre Lift (Elevator)
Perisher Project Manager	David Rowson – 02 6459 4407
Perisher Operations	Perisher Civil and Building - 02 6459 4499
Perisher Environmental Manager	Lani Banerjee – 02 6459 4504
Emergency	000
DPE	Sarah Collum – 02 6450 5543
EPA	131 555



Department of Planning
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 24/15111

Granted on the 5 March 2025

Signed M D'Souza

Sheet No 2 of 26

ENVIRONMENTAL MANAGEMENT MEASURES**PRIOR TO CONSTRUCTION**

Induction	<ul style="list-style-type: none"> All project staff to be made aware of disturbance footprint and environmental safeguards prior to works commencing
Access	<ul style="list-style-type: none"> Access to site via the Perisher Carpark or Perisher Centre Loading Dock <ul style="list-style-type: none"> Machinery from offsite to be cleaned prior to accessing site
Storage	<ul style="list-style-type: none"> All equipment to be stored in the hardstand area adjacent to the Perisher Centre and loading dock. No storage of equipment or machinery on native vegetation.
Disturbance to Soil	<ul style="list-style-type: none"> Sedimentation and erosion controls to be installed in areas likely to experience soil loss into the surrounding environment.

DURING CONSTRUCTION

Disturbance to Soil	<ul style="list-style-type: none"> For erosion control, the combined use of straw bale filters and sediment fencing are to be used. Erosion and sedimentation controls shall be monitored & maintained daily and immediately following a rainfall event.
Flora & Fauna	<ul style="list-style-type: none"> No unapproved removal or disturbance of native vegetation Refuel away from areas of native vegetation No storage of material on native vegetation
Machinery / Fuel & Concrete	<ul style="list-style-type: none"> Spill kits shall be readily accessible Spills of any liquids shall be controlled and cleaned up immediately No maintenance other than emergency repairs shall be undertaken on site. No concrete washout shall be undertaken on the project site
Work Hours	<ul style="list-style-type: none"> Limit work to approved hours only (daylight)
Waste	<ul style="list-style-type: none"> All litter and waste to be contained and removed from site regularly

FOLLOWING CONSTRUCTION

Disturbance to Soil	<ul style="list-style-type: none"> All erosion and sedimentation controls to be removed from site once ground has stabilised
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APPENDIX D ARCHEOLOGICAL DUE DILIGENCE

Project: Perisher Centre Lift (Elevator)

The due diligence assessment below is taken from the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales, DECCW 2010. The assessment was undertaken by Sophie Ballinger, Mountain Planning Manager for Perisher Resort, September 2024


Generic Due Diligence Process

Step 1 – Will the activity disturb the ground surface?

Excavation is within the existing fill and under the deck of the Perisher Centre. No works are proposed within areas that have not been previously disturbed.

Step 2a – Search of AHIMS database


An AHIMS search was undertaken on the subject lot which has shown, no aboriginal sites or places are recorded or declared in or near the location. A copy of the search result is reproduced below:

**AHIMS Web Services (AWS)**
Search Result

Your Ref/PO Number : Perisher Centre
Client Service ID : 902856
Date: 20 June 2024

Vail Resorts - Australia
PO Box 42
Perisher Valley New South Wales 2624
Attention: Sophie Ballinger
Email: sophie.ballinger@vailresorts.com.au
Dear Sir or Madam:
AHIMS Web Service search for the following area at Lot: 208, DP: DP46288, Section: - with a Buffer of 50 meters, conducted by Sophie Ballinger on 20 June 2024.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

<input type="checkbox"/>	Aboriginal sites are recorded in or near the above location.
<input type="checkbox"/>	Aboriginal places have been declared in or near the above location. *

2b – Is the activity in an area where there are landscape features which indicate the presence of Aboriginal objects.

within 200m of waters; or	Yes
located within a sand dune system; or	No

located on a ridge top, ridge line or headland; or	No
located within 200m below or above a cliff face; or	No
within 20m of or in a cave, rock shelter, or a cave mouth; and	No
is on land that is not disturbed land	No

Whilst the development is proposed adjacent to Perisher Creek the works are wholly within the footprint of the existing building and excavation will occur into the previously excavated area under the building. As such the development would be considered to be on “disturbed land” and therefore would not be in an area that would indicate the presence of Aboriginal objects.

Conclusion

Based on the outcomes of steps 2a and 2b it is reasonable to conclude that there are no known Aboriginal objects or a low probability of objects occurring in the area of the proposed activity, and the development can proceed with caution without applying for an AHIP.

APPENDIX E – GEOTECHNICAL ASSESSMENT AND FORM 4

Our ref: 7628-R1
12 September 2024

Vail Resorts
PO Box 42
Perisher Valley NSW 2624



Department of Planning
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 24/15111

Granted on the 5 March 2025

Signed M D'Souza

Sheet No 5 of 26



Attention: Sophie Ballinger

Dear Sophie,

Proposed Accessible Lift Perisher Centre, Perisher Ski Centre, Perisher NSW Geotechnical Assessment

1. Introduction

This report presents the results of a geotechnical assessment for Proposed Accessible Lift Perisher Centre at Perisher Ski Centre, Perisher NSW (the Site). The assessment was commissioned by Sophie Ballinger of Vail Resorts by email dated 10 September 2024. The work was carried out in accordance with the proposal by AssetGeoEnviro (Asset) dated 26 August 2024, reference 7628-P1.

Documents supplied to us for this assessment comprised:

- Architectural Plans (prepared by: DJRD Architects; project no: 22_431; drg nos: A1.00b, A1.01c, A1.02b, A1.03b, A2.00b, dated: 29 August 2024; drg no A6.00b dated: 24 October 2023).
- Structural Plan (prepared by: Coot Consulting Engineers; ref: Proposed Ski Centre Lift; drg no: S01, S02, S03, S04, S05, S06, S07; dated: 26 August 2024).
- Site Photographs.

We understand the project involves installing accessible lift outside the Perisher Centre in front of the existing café. Excavation of about 1.3m below the current pavement level is anticipated for the base level of the lift, with four piles beneath socketed 500mm into rock.

The Site lies just within or at the boundary of the G-line as defined in DIPNR's "Geotechnical Policy – Kosciuszko Alpine Resorts", November 2003. However, given that the proposed works will likely be relatively minor, the development would fall under Minimal Impact criteria.

2. Scope of Work

The objective of the Geotechnical Assessment is to provide information on the surface conditions and likely subsurface conditions, and to provide a Site Classification to AS2870-2011 'Residential Slabs and Footings' and a Form 4 certification with design recommendations.



The following scope of work was carried out to achieve the project objectives:

- A review of existing regional maps and reports relevant to the Site held within our files.
- Review of general site observations from numerous trips to Perisher Ski Centre by the undersigned.
- Review of supplied site photos (attached) of proposed site and its surrounding landscape.
- Engineering assessment and reporting.

This report must be read in conjunction with the attached "Important Information about your Geotechnical Report" in Appendix A. Attention is drawn to the limitations inherent in site investigations and the importance of verifying the subsurface conditions inferred herein.

3. Regional Topography & Site Geology

The regional topography comprises moderately to steeply sloping terrain to the west of the Perisher Centre, sloping down towards the Perisher Centre at about 20° flattening to about 15° and 10° in proximity to the Centre, flattening further to the east towards Perisher Creek which winds through the valley floor.

The 1:250,000 Tallangatta Geological Map indicates the Site is underlain by Lower Devonian aged intrusive granites, micro-diorites and tonalites. This is locally weathered to produce core-stones and tor outcrops. It is expected that variably weathered granite is located at relatively shallow depth below the ground surface. Some fill may also be encountered, from previous slope development

4. Site Observation

The proposed lift is to be located in the paved eastern entrance to the centre, adjacent to an existing cemented stone wall and retaining wall, next to the existing café and connecting to the suspended floor above. To the east of the proposed lift site, there is a steel-framed footbridge walkway and a concrete stairway. To the north and west are the existing structures of the resort, and to the south and east there is open ground and Perisher Creek.

5. Discussions and Recommendations

The proposed work involves the excavation of a lift pit to 1.3m deep in fill layer and the drilling of four piers, each with a 450 mm diameter, to a socket depth of 500 mm into the bedrock to support the load of the pile. The excavation is expected to occur through fill likely placed as part of construction of the paved area at the eastern entrance to the centre, then likely through soft soils anticipated within the creek area, and possibly into weathered granite. A 1000 kPa end bearing pressure is sought for the piers, which is achievable once the highly weathered granite layer is encountered, which may be within the base of the lift pit excavation but may only be encountered within piles drilled below the base of the lift pit.

The proposed works will have 'minimal or no geotechnical impact' on the site, based on the generally relatively shallow depths and limited extent of excavation required, the gentle slopes in the vicinity, and the lack of obvious signs of hillside instability observed or expected. We therefore consider that a geotechnical report prepared in accordance with the Geotechnical Policy for Kosciuszko Alpine Resorts (2003) is not required. A completed Form 4 – Minimal Impact Certification is attached to this report.



The following recommendations are provided for the development:

- Based on our site observations and due to expected previous site disturbance, the site is Class 'P', in accordance with AS2870-2011 'Residential slabs and footings'. However, if the existing filling is removed and / or foundations are within highly weathered or better rock, it may be reclassified as Class "A".
- Excavation is anticipated to be predominantly within soils of variable nature including fill and possibly completely weathered granite and cobbles and boulders. Excavation could be achieved by suitably sized excavator.
- Temporary excavation up to about 1.5m depth may be cut vertical in clayey soils, and nominally 1H:1V in sands and gravels. Deeper temporary excavations up to about 2m depth should be benched / battered at no steeper than 1.5H:1V.
- Drilling of piles could be by excavator equipped with spiral auger. If refusal is encountered within soils / cobbles / boulders above rock, it may be necessary to remove by excavator bucket before continuing.
- Filling, where required, should be placed in horizontal layers over prepared subgrade and compacted as per Table 1.

Table 1 – Compaction Specifications

Parameter	Cohesive Fill	Non-Cohesive Fill
Fill layer thickness (loose measurement):		
• Within 1.5m of the rear of retaining walls	0.2m	0.2m
• Elsewhere	0.3m	0.3m
Density:		
• Beneath Pavements	≥ 95% Std	≥ 70% ID
• Beneath Structures	≥ 98% Std	≥ 80% ID
• Upper 150mm of subgrade	≥ 100% Std	≥ 80% ID
Moisture content during compaction	± 2% of optimum	Moist but not wet

- The subgrade for concrete footing slab is likely to be on soft foundation given the proximity to the Creek. However, the concrete slab is to be supported by the piles to rock and we assume that the lift base slab does not require the subgrade to provide support. Notwithstanding, some subgrade preparation will be required to facilitate construction, and we provide the following recommendations:
 - Strip existing fill and topsoil. Remove unsuitable materials from the Site (e.g., material containing deleterious matter). Stockpile remainder for re-use as landscaping material or remove from site.
 - Excavate soils to design subgrade level, stockpiling for re-use as engineered fill or remove to spoil.
 - Inspect the subgrade and where soft soils are exposed that are unsuitable for forming the lift base, the subgrade should be over-excavated a further depth of 0.3m and replaced with approved granular fill placed after spreading Bidim A34 geofabric.

6. Limitations

In addition to the limitations inherent in site investigations (refer to the attached Information Sheets), it must be pointed out that the recommendations in this report are based on assessed subsurface conditions from limited observations.

This report and details for the proposed development should be submitted to relevant regulatory authorities that have an interest in the property (e.g. Department of Planning) or are responsible for services that may be within or adjacent to the site for their review.



Asset accepts no liability where our recommendations are not followed or are only partially followed. The document "Important Information about your Geotechnical Report" in Appendix A provides additional information about the uses and limitations of this report.



Please do not hesitate to contact the undersigned if you have any questions regarding this report or if you require further assistance.

For and on behalf of
AssetGeoEnviro

Mark Bartel
BE, MEngSc, GMQ, CPEng, RPEQ/NER(Civil), DEP/PRE (NSW)
Managing Director | Senior Principal Geotechnical Engineer

Encl: Site Photos
Important Information about your Geotechnical Report
Department of Planning & Environment Form 4

Document Control

Distribution Register

Copy	Media	Recipient	Location
1	Secure PDF	Sophie Ballinger	Vail Resort
2	Secure PDF	Mark Bartel	Asset Geotechnical Engineering

Document Status

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0	Initial issue	12 September 2024	AM	MAB	MAB



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Site Photos



Photo 1 – view of Lift Site Source: Vail Resort



Photo 2 – View looking towards lift site from stairs. Source: Vail Resort



Photo 3 – Overall Panoramic view. Source: Vail Resort



Important Information about your Geotechnical Report

Scope of Services

The geotechnical report ("the report") has been prepared in accordance with the scope of services as set out in the contract, or as otherwise agreed, between the Client and Asset Geotechnical Engineering Pty Ltd ("Asset"), for the specific site investigated. The scope of work may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints.

The report should not be used if there have been changes to the project, without first consulting with Asset to assess if the report's recommendations are still valid. Asset does not accept responsibility for problems that occur due to project changes if they are not consulted.

Reliance on Data

Asset has relied on data provided by the Client and other individuals and organizations, to prepare the report. Such data may include surveys, analyses, designs, maps, and plans. Asset has not verified the accuracy or completeness of the data except as stated in the report. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations ("conclusions") are based in whole or part on the data, Asset will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented, or otherwise not fully disclosed to Asset.

Geotechnical Engineering

Geotechnical engineering is based extensively on judgment and opinion. It is far less exact than other engineering disciplines. Geotechnical engineering reports are prepared for a specific client, for a specific project and to meet specific needs, and may not be adequate for other clients or other purposes (e.g., a report prepared for a consulting civil engineer may not be adequate for a construction contractor). The report should not be used for other than its intended purpose without seeking additional geotechnical advice. Also, unless further geotechnical advice is obtained, the report cannot be used where the nature and/or details of the proposed development are changed.

Limitations of Site Investigation

The investigation program undertaken is a professional estimate of the scope of investigation required to provide a general profile of subsurface conditions. The data derived from the site investigation program and subsequent laboratory testing are extrapolated across the site to form an inferred geological model, and an engineering opinion is rendered about overall subsurface conditions and their likely behavior regarding the proposed development. Despite investigation, the actual conditions at the site might differ from those inferred to exist, since no subsurface exploration program, no matter how comprehensive, can reveal all subsurface details and anomalies.

The engineering logs are the subjective interpretation of subsurface conditions at a particular location and time, made by trained personnel. The actual interface between materials may be more gradual or abrupt than a report indicates.

Therefore, the recommendations in the report can only be regarded as preliminary. Asset should be retained during the project implementation to assess if the report's recommendations are valid and whether changes should be considered as the project proceeds.

Subsurface Conditions are Time Dependent

Subsurface conditions can be modified by changing natural forces or man-made influences. The report is based on conditions that existed at the time of subsurface exploration. Construction operations adjacent to the site, and natural events such as floods, or ground water

fluctuations, may also affect subsurface conditions, and thus the continuing adequacy of a geotechnical report. Asset should be kept apprised of any such events and should be consulted to determine if any additional tests are necessary.

Verification of Site Conditions

Where ground conditions encountered at the site differ significantly from those anticipated in the report, either due to natural variability of subsurface conditions or construction activities, it is a condition of the report that Asset be notified of any variations and be provided with an opportunity to review the recommendations of this report. Recognition of change of soil and rock conditions requires experience, and it is recommended that a suitably experienced geotechnical engineer be engaged to visit the site with sufficient frequency to detect if conditions have changed significantly.

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Report for Benefit of Client

The report has been prepared for the benefit of the Client and no other party. Asset assumes no responsibility and will not be liable to any other person or organization for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organization arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of Asset or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

Data Must Not Be Separated from The Report

The report presents the site assessment and must not be copied in part or altered in any way.

Logs, figures, drawings, test results etc. included in our reports are developed by professionals based on their interpretation of field logs (assembled by field personnel) and laboratory evaluation of field samples. These data should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

Report Recommendations not Followed

Where the recommendations of the report are not followed or are only partially followed, there may be significant implications for the project (e.g., commercial loss, property loss or damage, personal injury, or loss of life). Consult Asset if you are not intending to follow all the report recommendations, to assess what the implications could be. Asset does not accept responsibility where the report recommendations have not been followed or have only been partially followed.

Other Limitations

Asset will not be liable to update or revise the report to consider any events or emergent circumstances or fact occurring or becoming apparent after the date of the report.


Form 4 – Minimal Impact Certification

DA Number: _____

This form may be used where minor construction works which present minimal or no geotechnical impact on the site or related land are proposed to be erected within the "G" line area of the geotechnical maps.

A geotechnical engineer or engineering geologist must inspect the site and/or review the proposed development documentation to determine if the proposed development requires a geotechnical report to be prepared to accompany the development application. Where the geotechnical engineer determines that such a report is not required then they must complete this form and attach design recommendations where required. A copy of Form 4 with design recommendation, if required, must be submitted with the development application.

Please contact the Alpine Resorts Team in Jindabyne for further information - phone 02 6456 1733.

To complete this form, please place a cross in the appropriate boxes ☐ and complete all sections.

1. Declaration made by geotechnical engineer or engineering geologist in relation to a nil or minimal geotechnical impact assessment and site classification

I,

Mr ☒Ms ☐Mrs ☐Dr ☐Other

First Name

Mark

Family Name

Bartel

OF

Company/organisation

Asset Geotechnical Engineering Pty Ltd (trading as AssetGeoEnviro)

certify that I am a geotechnical engineer /engineering geologist as defined by the "Policy" and I have inspected the site and reviewed the proposed development known as

Proposed Accessible Lift at Perisher Centre, Perisher NSW

As a result of my site inspection and review of the following documentation

(List of documentation reviewed)

Structural Plans (Prepared by: Coot Consulting Engineers; ref: Proposed Ski Centre Lift: Dog No: S01, S02, S03, S04, S05, S06, S07; dated 26/08/2024)

Architectural Plans (prepared by: DJRD Architects; project no: 22_431; drg nos: A1.00D, A1.01C, A1.02D, A1.03D, A2.00D, dated: 29 August 2024; drg no A6.00B dated: 24 October 2023).

I have determined that;

- ☒ the current load-bearing capacity of the existing building will not be exceeded or adversely impacted by the proposed development, and
- ☒ the proposed works are of such a minor nature that the requirement for geotechnical advice in the form of a geotechnical report, prepared in accordance with the "Policy", is considered unnecessary for the adequate and safe design of the structural elements to be incorporated into the new works, and
- ☒ in accordance with AS 2870.1 Residential Slabs and Footings, the site is to be classified as a type
(insert classification type)

Class P

- ☒ I have attached design recommendations to be incorporated in the structural design in accordance with this site classification.

I am aware that this declaration shall be used by the Department as an essential component in granting development consent for a structure to be erected within the "G" line area (as identified on the geotechnical maps) of Kosciuszko Alpine Resorts without requiring the submission of a geotechnical report in support of the development application.

2. Signatures

Signature

Mark Bartel

Name

Mark Bartel

Chartered professional status

CPEng 35641 NER (Civil)

Date

12 September 2024

3. Contact details

Alpine Resorts Team

Shop 5A, 19 Snowy River Avenue
P O Box 36, JINDABYNE NSW 2627
Telephone: 02 6456 1733
Facsimile: 02 6456 1736
Email: alpineresorts@planning.nsw.gov.au

APPENDIX F – BUSHFIRE ASSESSMENT REPORT

BUSHFIRE HAZARD ASSESSMENT REPORT



INSTALLATION OF LIFT TO EXISTING BUILDING

PERISHER CENTRE
BURRAMYS ROAD, PERISHER VALLEY
KOSCIUSZKO NATIONAL PARK NSW 2625
LOT 208 DP46288

DATE: SEPTEMBER 2024
REPORT NO: 23145
REVISION: 01
PREPARED FOR: PERISHER BLUE PTY LTD C/O SOPHIE BALLINGER
PREPARED BY: ACCENT TOWN PLANNING

-
- PREPARATION OF BUSHFIRE REPORTS FOR DEVELOPMENT IN BUSHFIRE PRONE AREAS
 - BUSHFIRE ATTACK LEVEL (BAL) CERTIFICATES
 - BUSHFIRE EVACUATION PLANS
 - CONSTRUCTION SOLUTIONS & ADVICE FOR BUSHFIRE PRONE AREAS

BUSHFIRE HAZARD ASSESSMENT REPORT PERISHER CENTRE, PERISHER VALLEY, NSW

BUSHFIRE HAZARD ASSESSMENT REPORT

ACCENT TOWN PLANNING

ABN 63 637 759 758

PO BOX 642
JINDABYNE NSW 2627

Office: 0447 237 277
Mobile: 0492 840 626

Email: info@completeplanning.com.au
Web: www.accenttownplanning.com.au

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WRITTEN BY:

Tammy Stewart
Town Planner

DISCLAIMER

The recommendations provided in the summary of this report are a result of the analysis of the proposal in relation to the requirements of Planning for Bushfire Protection 2019. Utmost care has been taken in the preparation of this report however there is no guarantee of human error. The intention of this report is to address the submission requirements for Development Applications on bushfire prone land. There is no implied assurance or guarantee the summary conditions will be accepted in the final consent and there is no way Accent Town Planning Pty Ltd is liable for any financial losses incurred should the recommendations in this report not be accepted in the final conditions of consent.

This bushfire assessment provides a risk assessment of the bushfire hazard as outlined in the PBP 2019 and AS3959 2018. It does not provide protection against any damages or losses resulting from a bushfire event.

EXECUTIVE SUMMARY

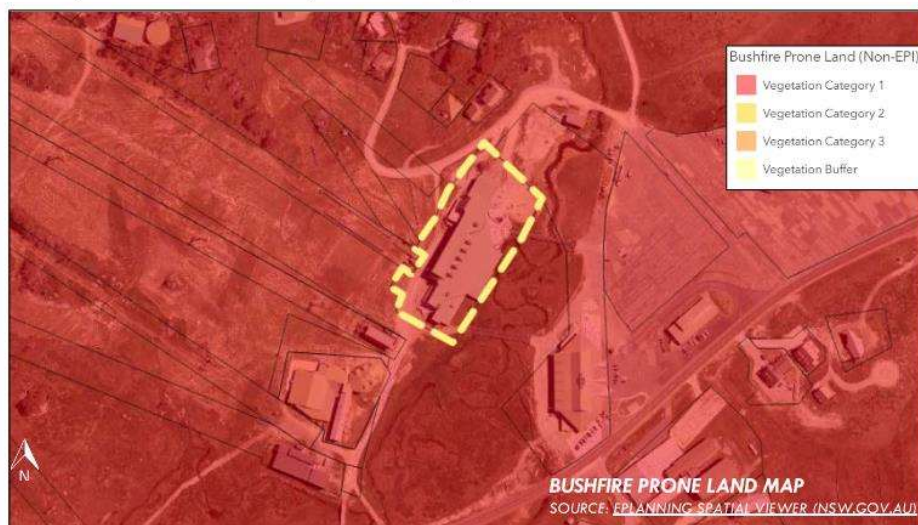
Accent Town Planning has been engaged by Perisher Blue Pty Ltd c/o Sophie Ballinger to prepare a Bushfire Hazard Assessment Report (BHAR) in accordance with the *Planning for Bushfire Protection 2019* (PBP 2019) for the addition of a lift to the Perisher Centre in Perisher Valley. The Perisher Centre is located in Lot 208 DP46288, Perisher Valley, NSW 2625.

The land is zoned C1: *National Parks and Nature Reserves* and is identified as being in bushfire prone land on mapping and hence as outlined in *Planning for Bushfire Protection – PBP 2019* (NSW RFS 2019) is considered Special Fire Protection Purpose (SFPP) under Section 6.6: Alpine Resorts and is required to obtain a BFSA from the RFS under section 100B of the RF Act.

It is recommended that:

- **The proposed new lift being part of an existing commercial building containing Classes 3, 5, 6 and Class 9B and should be constructed to BAL 12.5.**

Pending compliance with the recommendations outlined in this report, the performance criteria and deemed to satisfy provisions of Chapter 6 SFPP Developments and Chapter 8 Other Development in *Planning for Bush Fire Protection* (NSW RFS 2019) are found to be satisfied.



The assessment confirms the lot is located on Bushfire Prone Land and identifies the following:

- The subject site is surrounded by a mixture of *Managed Land* and *Alpine Complex*.
- Clearing will not exceed the clearing threshold permissible above which the Biodiversity Assessment Method (BAM) and offsets scheme to apply.
- The areas where the work is proposed, does not contain High Biodiversity Value areas.
- No changes to existing road access are proposed as part of this application.
- Perisher is serviced by reticulated water and hydrant system

ASSET PROTECTION ZONES

Asset protection zones are the most strategically valuable defence against radiant heat and flame, and to lesser extent embers. To allow for emergency service personnel and residents to undertake property protection activities, a defensible space that permits unobstructed pedestrian access is to be provided around the building.

The subject land surrounding the Perisher Centre is consistent with *Managed Land*. As defined within the *PBP 2019 Managed Land* is "Land that has vegetation removed or maintained to a level that limits the spread and impact of bush fire. These areas are managed to meet the requirements of an APZ."

There is an existing appropriate defensible space surrounding the proposed development. The Perisher Centre area in Perisher has substantial separation from the nearest bushfire threat, this allows emergency service personnel and staff to undertake property protection activities in the area to limit the potential spread and impact of bushfire. For this reason, an APZ is not required for the proposed development, as *Managed Land* meets the requirements of an APZ.

CONSTRUCTION

The proposed work to be undertaken is to install a new external lift between the ground floor and first floor of the Perisher Centre are to be constructed to BAL 12.5.

UTILITIES

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities. To achieve this, the following conditions shall apply:

WATER

The subject site is serviced by reticulated water and has access to a hydrant system. All above ground water pipes external to the building are to be metal.

EVACUATION AND EMERGENCY MANAGEMENT

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments.

To achieve this, the following conditions shall apply:

A building evacuation diagram, site layout diagram and Statement of Action are to be provided in each building in accordance with the NSW Rural Fire Service Guidelines for the Preparation of Emergency/Evacuation Plan and with Australian Standard AS 3745 2010 'Planning for Emergencies in Facilities'.

1. PROPOSAL

This Bush Fire Assessment Report has been compiled for submission to the Department of Planning and Environment for the purpose of assessment under Section 100B of the RF Act and is also considered “integrated development” under Section 4.46 of *Environmental Planning and Assessment Act 1979* (EP&A Act).

The report has been prepared in accordance with the submission requirements of Appendix 4 of *Planning for Bush Fire Protection* (NSW RFS 2019) and identifies the proposal can meet the appropriate objectives and performance criteria of Chapter 6 SFPP Developments and Chapter 8 Other Development in *Planning for Bush Fire Protection* (NSW RFS 2019) and is required to obtain a Bush Fire Safety Authority (BFSA) from the RFS under section 100B of the RF Act.

The assessment confirms the subject lot is mapped as bushfire prone land.

Accent Town Planning was commissioned to provide this bushfire assessment. Accent Town Planning inspected the site on 14 December 2023.

- **FIGURE 1** – Shows the subject lot location.
- **FIGURE 2** – Provides a broad scale aerial view of the subject site.
- **FIGURE 3** – Shows a close-up aerial view of the site.

FIGURE 1 SITE LOCATION



BUSHFIRE HAZARD ASSESSMENT REPORT PERISHER CENTRE, PERISHER VALLEY, NSW

FIGURE 2 BROAD SCALE AERIAL VIEW OF THE SUBJECT SITE

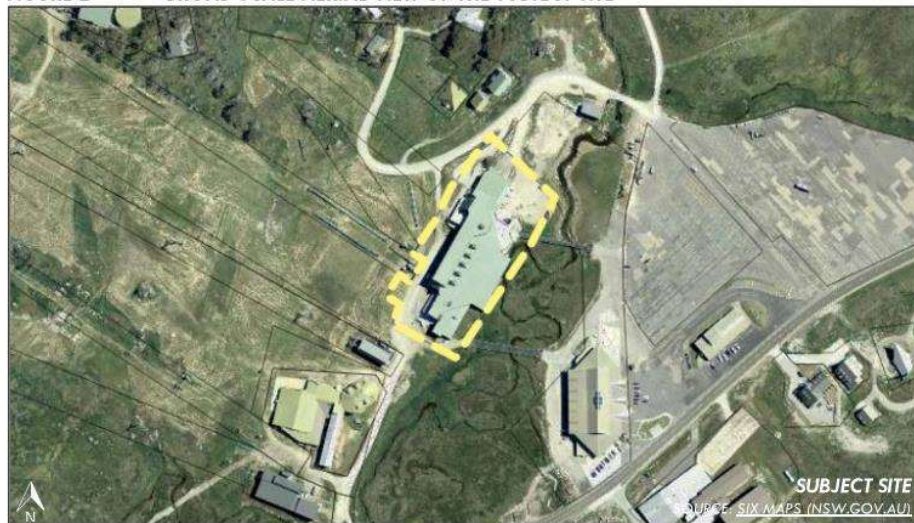


FIGURE 3 CLOSE UP AERIAL VIEW OF THE SITE



BUSHFIRE HAZARD ASSESSMENT REPORT PERISHER CENTRE, PERISHER VALLEY, NSW

FIGURE 4A GROUND FLOOR PLAN

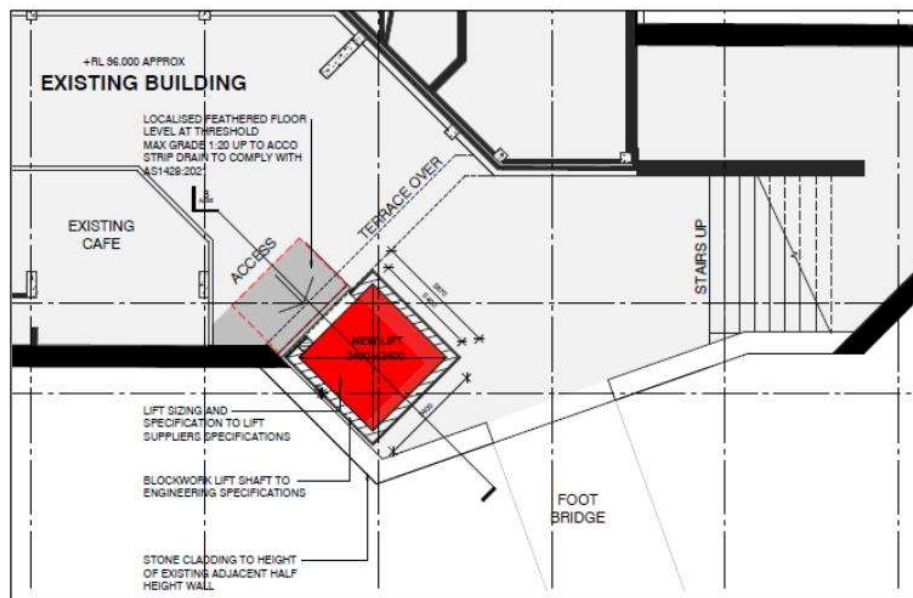
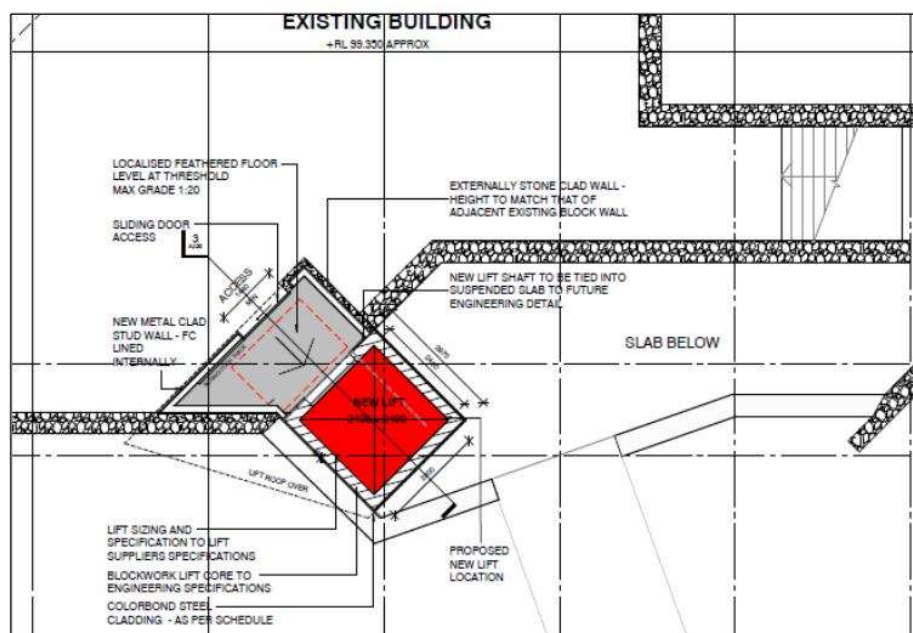


FIGURE 4B LEVEL 1 FLOOR PLAN



2. PLANNING LAYERS

The following planning layers are described in Table 1 and shown in the Figures below:

TABLE 1 PLANNING LAYERS

MAP	FIGURE	DESCRIPTION
BUSHFIRE PRONE LAND MAP	4	The subject lot is mapped as "Vegetation Category 1".
LEP ZONE MAP	5	The subject lot is zoned as "C1 – National Parks and Nature Reserves".
VEGETATION MAPPING	6	<p>The vegetation surrounding the Perisher Centre has been mapped as:</p> <ul style="list-style-type: none"> - SUB-ALPINE SHRUB-GRASS WOODLAND - SUB-ALPINE WET HERB-GRASSLAND-BOG <p>According to Keith (2004) these formations are classified as both "Woodland" and "Forest", as well as "Alpine Complex". Perisher Valley primarily consists of <i>Sub Alpine Woodland</i> and <i>Alpine Complex</i> vegetation formations, with <i>Managed Land</i> in areas where the existing lodges and structures are located. The vegetation nearest to the proposed work is under the <i>Alpine Complex</i> and <i>Managed Land</i> categories.</p>
BIODIVERSITY VALUES MAP	7	The subject lot does not contain areas of High Biodiversity Values, however the area immediately beside it does as it includes the Perisher Creek and a buffer either side. The proposed works will not be occurring in the areas identified with High Biodiversity Values, and the works do not have the potential to negatively impact upon these areas.

BUSHFIRE HAZARD ASSESSMENT REPORT PERISHER CENTRE, PERISHER VALLEY, NSW

FIGURE 5 BUSHFIRE PRONE MAP

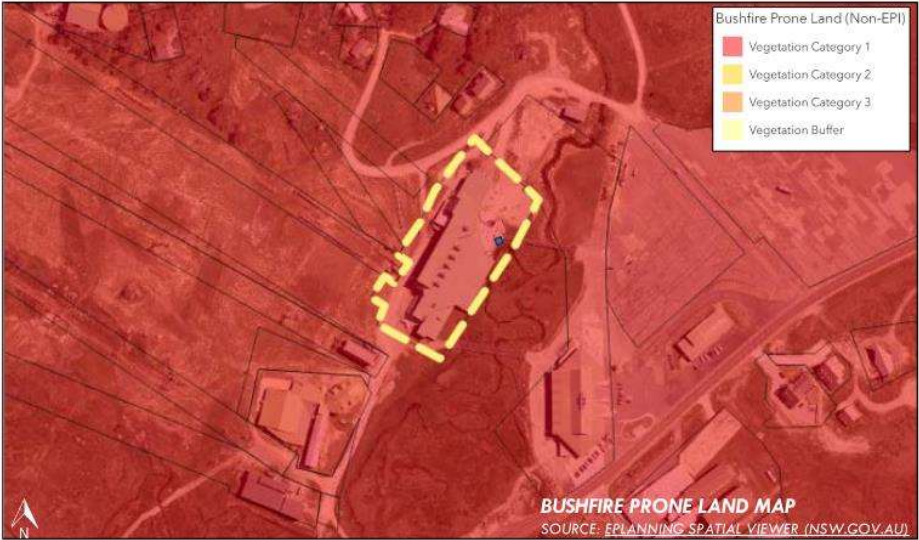


FIGURE 6 LEP MAP



BUSHFIRE HAZARD ASSESSMENT REPORT PERISHER CENTRE, PERISHER VALLEY, NSW

FIGURE 7 VEGETATION MAPPING

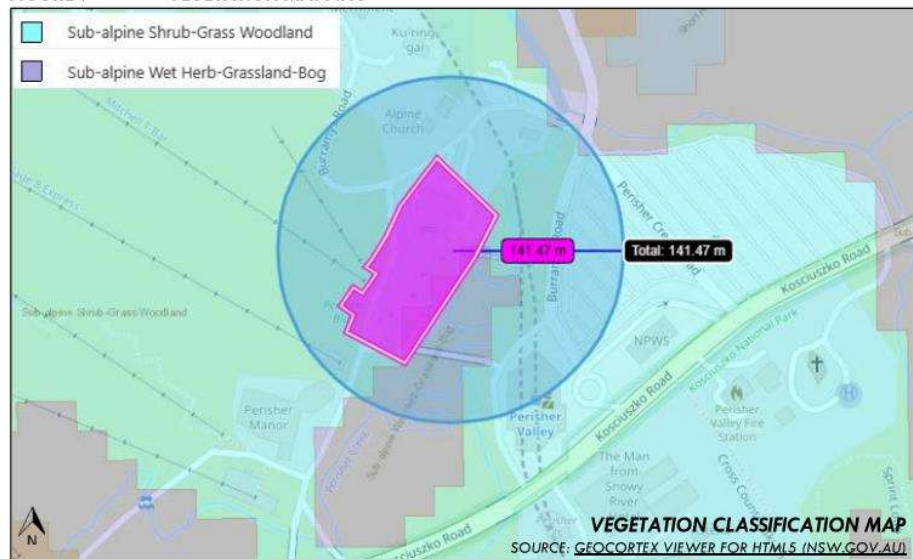


FIGURE 8 BIODIVERSITY VALUES MAP



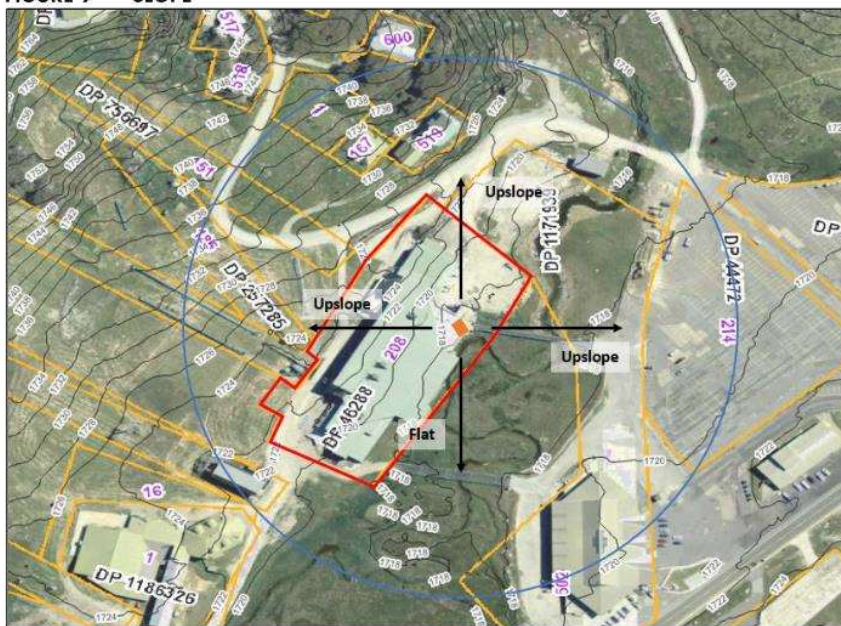
3. SITE DESCRIPTION

3.1. SLOPE AND ASPECT OF THE SITE WITHIN 100 M OF THE SITE

The Australian Standard AS3959-2018 identifies that the slope of the land under the classified vegetation is much more important than the slope between the site and the edge of the classified vegetation.

As can be seen in Figure 9 below, the land within 100m of the North and West elevations present a gentle upslope which traverses across the managed ski slopes, existing Perisher Centre and lodge areas as *Managed Land*. The land within 100m of the South elevation is flat and traverses across Perisher Creek and the surrounding banks, while the Eastern elevation presents an upslope, also across Perisher Creek before reaching the carparking area approximately 60m away.

FIGURE 9 SLOPE



3.2. VEGETATION FORMATION WITHIN 140 M OF THE SUBJECT SITE

Perisher Valley is primarily comprised of *Sub Alpine Woodland*, *Alpine Complex* and *Managed Land* at the base of the valley. Within 140m of the site, the area is a combination of *Sub Alpine Woodland* and *Alpine Complex* vegetation, with *Managed Land* amongst these.

As seen in Figure 7, within 140m of the subject site there are two vegetation types:

- **SUB-ALPINE SHRUB-GRASS WOODLAND**
- **SUB-ALPINE WET HERB-GRASSLAND-BOG**

The vegetation formations are described below and summarised in Table 2.

BUSHFIRE HAZARD ASSESSMENT REPORT PERISHER CENTRE, PERISHER VALLEY, NSW

TABLE 2 PREDOMINATE VEGETATION CLASSIFICATION

	VEGETATION FORMATION	EFFECTIVE SLOPE
NORTH	Managed Land	Upslope
EAST	Alpine Complex	Upslope
SOUTH	Alpine Complex	Flat
WEST	Managed Land	Upslope

SITE PHOTOS

1: VIEW FROM NORTH



2: VIEW FROM EAST



BUSHFIRE HAZARD ASSESSMENT REPORT PERISHER CENTRE, PERISHER VALLEY, NSW

3: OVERALL VIEW OF SITE



4: UPPER LEVEL VIEW



4.0 BIODIVERSITY ASSESSMENT

4.1 BIODIVERSITY OFFSETS SCHEME ASSESSMENT

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.

There are two key elements to the Biodiversity Offsets Scheme, as follows:

- A. Developers and landholders who undertake development or clearing, generating a credit obligation which must be retired to offset their activity.
- B. Landholders who establish a biodiversity stewardship site on their land, generating credits to sell to developers or landholders who require those credits, to securely offset activities at other sites.

This report will address and assess the proposed development under element A. To complete this assessment, we will evaluate two of the four triggers and demonstrate that the proposed works should not trigger the Biodiversity Offsets Scheme and therefore the owner will not be required to offset their proposed activities.

4.1.1 CLEARING THRESHOLD

FIGURE 11 CLEARING THRESHOLD

Minimum lot size associated with the property	Threshold for clearing, above which the BAM and offsets scheme apply
Less than 1 ha	0.25 ha or more
1 ha to less than 40 ha	0.5 ha or more
40 ha to less than 1000 ha	1 ha or more
1000 ha or more	2 ha or more

The proposed works do not require any tree removal or land clearing as the proposed lift will be positioned on an existing concrete slab. As a result, no offsets for the proposed works would be required due to this trigger.

4.1.2 BIODIVERSITY VALUES MAP

In order to assess if the development is located within an area identified with Biodiversity Values, we have completed a search using the Biodiversity Values Map. As shown in Figure 8, the subject allotments do contain areas with high biodiversity values. However, no building works are proposed within these areas and the proposed works will not negatively impact these areas and hence does not trigger the Biodiversity Offsets Scheme.

4.1.3 BIODIVERSITY OFFSET SCHEME CONCLUSION

After our assessment of these triggers it is evident that the biodiversity offsets scheme will not be triggered by the addition of the lift. Upon assessment by the consent authority (ie Department of Planning) further assessment by a suitably qualified consultant may be required if they deem the other two triggers relevant.

5.0 BUSHFIRE THREAT ASSESSMENT

5.1 ASSET PROTECTION ZONES (APZ)

The proposed new lift is part of an existing commercial building containing Classes 3, 5, 6 and Class 9B.

PBP 2019 Table A1.12.7 has been used to determine the width of the required APZ for the proposed development using the vegetation and slope data identified. An FFDI of 50 was used for this location.

The vegetation classification for bushfire purposes for this site is a combination of Managed Land and Alpine Complex. *Alpine Complex* vegetation can be managed as an Inner Protection Area (IPA). The IPA is critical for providing a defensible space and managing heat intensities at the building surface.

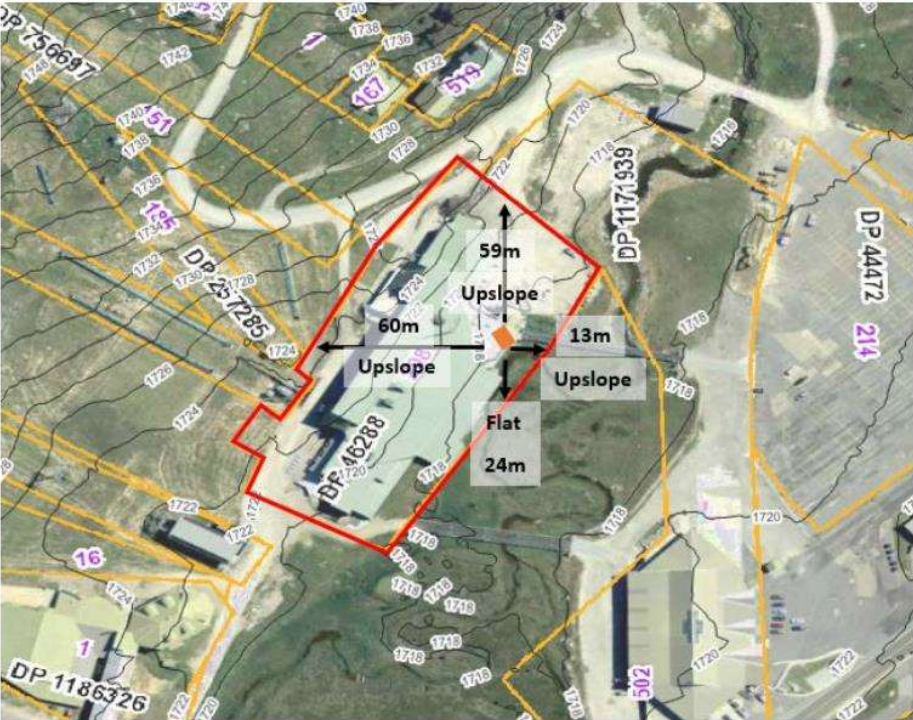
Table 3 below shows the APZ and BAL Determination for the proposed works.

TABLE 3 APZ AND BAL DETERMINATION

	NORTH	EAST	SOUTH	WEST
GRADIENT	Upslope	Upslope	Flat	Upslope
VEGETATION	Managed Land	Alpine Complex	Alpine Complex	Managed Land
PROPOSED APZ	ENTIRE LOT TO BE MANAGED AS IPA	ENTIRE LOT TO BE MANAGED AS IPA	ENTIRE LOT TO BE MANAGED AS IPA	ENTIRE LOT TO BE MANAGED AS IPA
SEPARATION DISTANCE FROM NEW WORKS (TO LOT BOUNDARY)	59m	13m	24m	60m
APZ REQUIRED BY PBP 2019 UNDER TABLE A1.12.7	12m	12 m	12m	12m
BAL PROPOSED	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5

Figure 10 below shows the distances between the new proposed works and the lot boundary.

FIGURE 10 DISTANCES FROM NEW WORKS TO LOT BOUNDARY



5.2. RELEVANT CONSTRUCTION STANDARD

The following was determined for this site..... BAL12.5
Relevant fire danger index..... FFDI 50
The proposed lift is to be constructed from steel.

5.3. SAFE OPERATIONAL ACCESS

The Planning for Bushfire Protection requires the provision of safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.
The PBP (2019) requires the provision of safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.
→ Burrumys Road and Kosciuszko Road are two-wheel drive accessible in summer, and in winter snow chains or 4wd can be required. The widths and design would allow safe access for firefighters while residents are evacuating an area. The capacity of road surfaces is sufficient to carry fully loaded firefighting vehicles.

5.4. EMERGENCY MANAGEMENT

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements.
To achieve this, the following conditions shall apply:
A building evacuation diagram, site layout diagram and Statement of Action are to be provided for the proposed development in accordance with Building Emergency Procedures and Bush Fire Evacuation

BUSHFIRE HAZARD ASSESSMENT REPORT PERISHER CENTRE, PERISHER VALLEY, NSW

Plan, the NSW Rural Fire Service Guidelines for the Preparation of Emergency/Evacuation Plan and with Australian Standard AS 3745 2010 'Planning for Emergencies in Facilities'.

The owners are advised to obtain the NSW Rural Fire Service – "Guidelines for the Preparation of Bush Fire Evacuation Plans" & 'Bush Fire Survival Plan'. In the event of emergency, the owners should ensure they are familiar with the RFS Bush Fire Alert Levels and use their Bush Fire Survival Plan.

5.5. ADEQUATE WATER AND UTILITY SERVICES

Perisher is serviced by reticulated water and a hydrant system. The location and distance to the nearby hydrants will be consistent with the requirements of the PBP 2019.

6. HOW THIS PROPOSAL MEETS DEEMED TO SATISFY SOLUTION

DEMONSTRATION COMPLIANCE UNDER SECTION 8.3.1 – SPECIFIC OBJECTIVES PLANNING FOR BUSHFIRE (2019)

PERFORMANCE CRITERIA	COMPLIES	ACCEPTABLE SOLUTIONS
THE INTENT MAY BE ACHIEVED WHERE:		
→ To provide safe access to/from the public road system for firefighters providing property protection during a bush fire and for occupant egress for evacuation	<input checked="" type="checkbox"/>	Burrmys Road and Kosciuszko Road are two-wheel drive accessible in summer, and in winter snow chains or 4wd can be required. The widths and design would allow safe access for firefighters while residents are evacuating an area. The capacity of road surfaces is sufficient to carry fully loaded firefighting vehicles.
→ To provide suitable emergency and evacuation (and relocation) arrangements for occupants of the development	<input checked="" type="checkbox"/>	The owners are advised to obtain the NSW Rural Fire Service – "Guidelines for the Preparation of Bush Fire Evacuation Plans" & 'Bush Fire Survival Plan'. In the event of emergency, the owners should ensure they are familiar with the RFS Bush Fire Alert Levels and use their Bush Fire Survival Plan.
→ To provide adequate services of water for the protection of buildings during and after the passage of bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building	<input checked="" type="checkbox"/>	Perisher is serviced by reticulated water and a hydrant system. The location and distance to the nearby hydrants will be consistent with the requirements of the PBP 2019. All gas and electricity services are to be located away from the hazard
→ Provide for the storage of hazardous materials away from the hazard wherever possible	<input checked="" type="checkbox"/>	Suitable storage areas for hazardous materials are available

7.0 HOW THIS PROPOSAL MEETS DEEMED TO SATISFY SOLUTION

Pending the satisfaction of recommendations outlined in this report, the level of bushfire hazard risk identified in relation to the subject land and the proposed work is not considered to be such that the proposal should be denied due to bushfire considerations.

- ***The proposed new lift is to meet BAL 12.5 construction requirements as per AS 3959.***

This proposal meets a "deemed to satisfy" outcome for Bushfire Protection.

This report does not find that the proposal should be rejected due to bushfire considerations provided the recommendations are undertaken as proposed.

WRITTEN BY:

Tammy Stewart
Town Planner

18 September 2024