perisher

Department of Planning
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No 24/16458

Granted on the 27 February 2025

Signed S Butler

Sheet No 7 of 13

17/01/2025

Sandria Butler
Senior Planning Officer, Alpine Resorts Team
Department of Planning Housing and Infrastructure
PO Box 36
JINDABYNE NSW 2627

Uploaded to the Planning Portal and sent via email (20/01/2025)

Additional information request (RFI 3) Email 15/01/2025 – DA24/16458 (PAN-481631) Replacement Lift Hut – Perisher Quad Express.

Dear Sandria,

Please see below the applicant's response to third additional information request received via email 15/01/2025, the response follows the headings listed in the subject request:

Disesel Generator
An updated SEMP was uploaded to the planning portal on the 6/12/24 in response to the second additional information request for information relating to the generator to be housed within the subject lift hut.

As previously discussed, a SEMP (site environmental management plan) "*is used to document how **construction processes** are to be managed*" *(Source: What to include with your development application – Kosciuszko Alpine Resorts Department of Planning & Environment – January 2017, downloaded from the Alpine Resorts webpage on 14/01/25)* and not the ongoing operation of a development (or in the case a generator to be housed within the lift hut). As such it is not appropriate that a SEMP becomes an "*approved ongoing operational document relating to the development*".

A SEMP associated with the construction of a lift hut is not the appropriate place for ongoing operational management procedures. As a business Perisher Blue Pty Ltd must abide by safe environmental work practices in the operation of our infrastructure, and this is managed via mechanisms outside of the DA process. Including such ongoing operational practices in a development application for a lift hut would require the amendment to the development application should those procedures require updating. The generator which is to be housed within the lift hut is currently operated on the open deck of the lift and including it within this subject structure was a way to reduce its impact.

The additional information response of the 6/12/24 advised that no fuel or other substances relating to the generator were to be stored on site other than that within the generator itself which is fully bunded (the specifications of the generator have been previously provided). It was advised that the generator will be refuelled when needed via portable jerry cans filled offsite. The system is vented externally through the roof of the building and that there is front roller door (as shown on the subject plans) that will be opened during operation to allow for air flow. The generator will be operated and maintained by suitably trained personnel in accordance with the manufacturers specifications The unit is fully bunded and as such there is no risk of contamination occurring during operation. It has been advised that there will be spill kits on site to manage any spills that may occur during refuelling of the generator, this is in addition to the spill kits that are in place where fuel is obtained. Spill kits include elements to assist with containment of materials used in the management of a spill and therefore any contaminated absorbent materials will be removed from site using these systems.

It is not considered reasonable to provide operational procedure documents in the context of the application submitted and that the information provided in the previous response letter and above should satisfy the consent authority as to the impacts of housing an existing generator in the proposed lift hut.

Updated architectural plan/s

Updated plans with the finished floor level (FFL) of the hut floor have been prepared. The floor level of the proposed hut will be consistent with that of the existing hut to be replaced as the level of the top station platform is to remain unchanged and the hut must correspond to that height for operational reasons. The proposed hut will have no impact on the unload of the chairlift which will operate as per existing gradients with no obstruction provided by the replacement structure.

As discussed, photographs (rather than a redrafted architectural plan) showing the relationship between the existing hut, existing unload area and existing slab are attached.

It is hoped that the above information this satisfies the further request for additional information and that the development application for a critical piece of on mountain infrastructure can be determined to allow for its construction prior to the commencement of the 2025 ski season.

Yours Sincerely

Sophie Ballinger
Mountain Planning Manager

Site plan with direction of rider egress in relation to the location of the replacement hut.

Image of the current hut internal finished floor level (FFL) which will be the same as the replacement hut in relation to the existing slab which will remain in place.

The proposed FFL of the hut floor will be +250mm from the existing slab as per existing hut floor level. The step up into the hut will be at +300mm as per photograph.

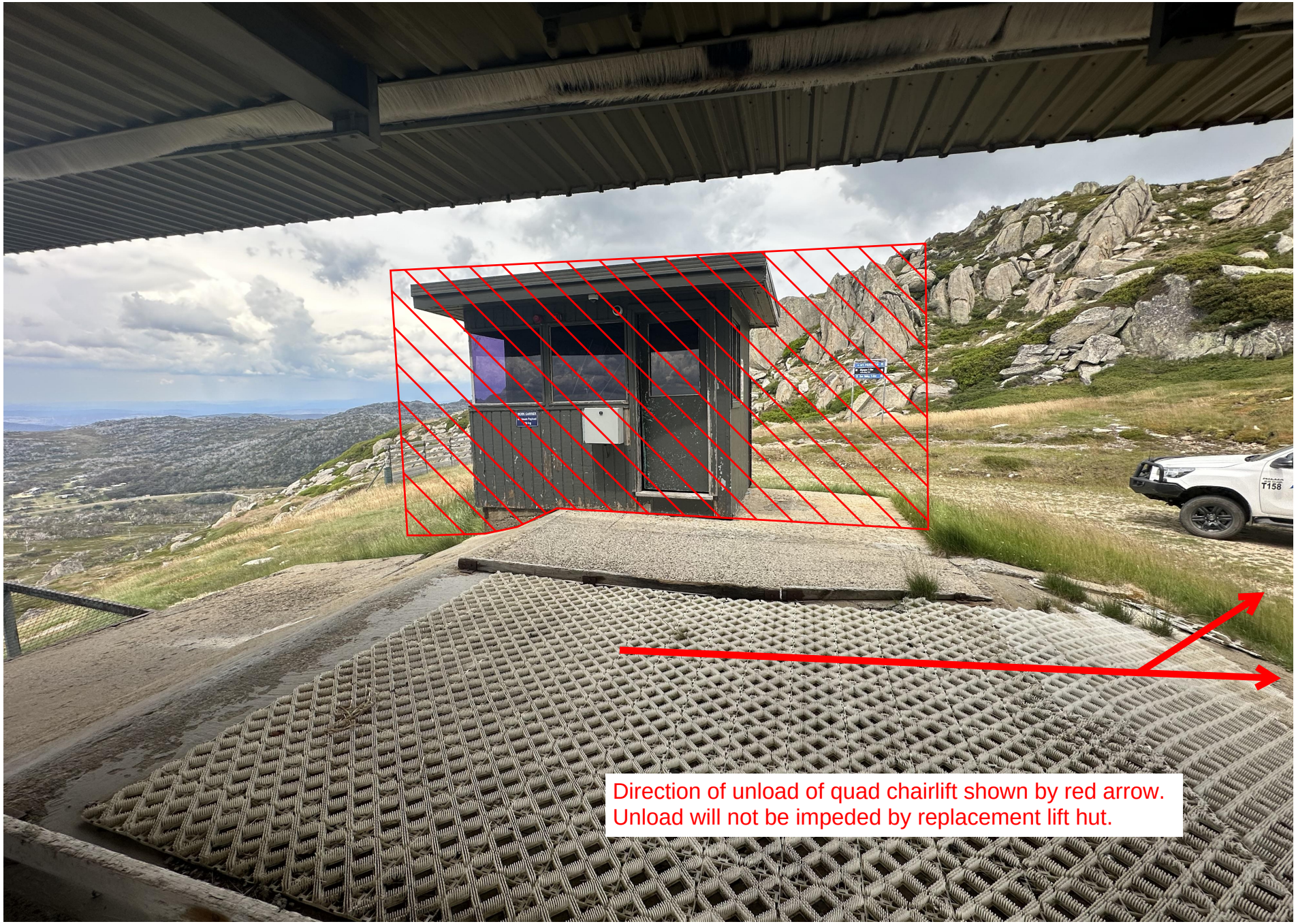
Existing top station deck slab to remain

The red line is the proposed Finished Floor Level (FFL) of replacement hut

Existing hut and existing slab height in relation to the proposed shed interior finished floor level (FFL) shown in green

Proposed replacement hut FFL = +250mm

Existing Deck FFL = 0mm



Top Station deck in relation to existing and proposed replacement lift hut (depicted by hatching), illustrating the relationship of the proposed replacement shed in relation to the existing slab height and offload area. Direction of offload to demonstrate that the replacement hut location will not impede the operation of the lift and offload.