

Applicant contact details

Title	Ms
First given name	Marianne
Other given name/s	
Family name	Bokor
Contact number	0412555645
Email	mbokor@bokor.com.au
Address	Level 1/88 Foveaux Street
Application on behalf of a company, business or body corporate	Yes
ABN	42139893968
ACN	139893968
Name	Bokor Pty Ltd
Trading name	Bokor Pty Ltd
Is the nominated company the applicant for this application	Yes

Owner/s of the development site

Owner/s of the development site	A company or business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	kosciuszko alpine club
ABN / ACN	82 000 096 480

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	No
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Development details

Application type	Development Application
Which Environmental Planning Instrument (EPI) applies to your development application?	State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007.
Site address #	1
Street address	6 WHEATLEY ROAD PERISHER VALLEY 2624
Local government area	SNOWY MONARO REGIONAL
Lot / Section Number / Plan	53/-/DP756697 <input checked="" type="checkbox"/>
Primary address?	Yes
	<p>Land Application LEP</p> <p>Land Zoning</p>

Planning controls affecting property	Height of Building
	Floor Space Ratio (n:1)
	Minimum Lot Size
	Heritage
	Land Reservation Acquisition
	Foreshore Building Line
	Terrestrial Biodiversity
	Bushfire Prone Land
	Land near Electrical Infrastructure

Proposed development

Selected common application types	Alterations or additions to an existing building or structure
Selected development types	Hotel or motel accommodation
Description of development	The work is required to address the deterioration of the cantilevered balconies and tiling. The existing "Alpenhof Lodge" is on leased land Portion 53 Parish of Guthega, site area 1610.7 m2. The buildings were built over a long period, finally renovated and extended by Bokor Architecture & Interiors in 2007, when the cantilevered balconies were reinforced. In the meanwhile the tiling has failed and the concrete slabs have deteriorated.
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	Yes
Monday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Tuesday	Yes
Tuesday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Wednesday	Yes
Wednesday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Thursday	Yes
Thursday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Friday	Yes
Friday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Saturday	Yes
Saturday	12:00 AM - 11:59 PM
Proposed to operate 24 hours on Sunday	Yes
Sunday	12:00 AM - 11:59 PM
Dwelling count details	
Number of dwellings / units proposed	
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of proposed occupants	46
Existing gross floor area (m2)	1,084
Proposed gross floor area (m2)	1,084
Total site area (m2)	1,610
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$97,345.60
Do you have one or more BASIX certificates?	

Subdivision	
Number of existing lots	
Is subdivision proposed?	
Proposed project details	
Number of additional jobs that are proposed to be generated through the operation of the development	
Proposed construction staff/employees	
Proposed operational staff/employees	

Number of parking spaces

Number of loading bays	1
Is a new road proposed?	No
Concept development	
Are you intending to submit a concept application?	No
Crown development	
Is this a proposed Crown development?	Yes
Please identify NSW government agency	State Planning

Related planning information

Is the application for integrated development?	Yes
Acts under which licences or approvals are required	Rural Fires Act 1997
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Is this application for biodiversity compliant development?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a Planning Agreement ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member of the organisation assessing the application?	No

Does the applicant or owner have a relationship with any staff of the organisation assessing the application?	No
Political Donations	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

Fee estimates

Works	
What is the estimated development cost, including GST?	\$97,345.60
Staged DAs: What is the estimated cost of any staged DA component?	
The DA is to be referred to a SEPP65 design review panel	No
The DA is Designated Development	No
Subdivision	
The DA proposes subdivision	
Does the DA involve the opening of a new road?	No
Advertisement	
The DA is for an advertisement (e.g. signage)	No
Concurrence	
Number of concurrence authorities	
Integrated Development	
Number of integrated approval agencies	1
Other Development	
The development does not involve the erection of a building, the carrying out of a work, the subdivision of land or the demolition of a building or work	No
Total Fee Payable to the Department	\$816.72

Sustainable Buildings

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	An alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million

Payer details

The *Environmental Planning and Assessment Regulation 2021* and consent authority's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the consent authority's adopted fees and charges. If your development needs to be advertised, the consent authority may charge additional advertising fees.

Once this application form is completed, it and the supporting documents will be submitted to the consent authority for lodgement, at which time the fees will be calculated. The consent authority will contact you to obtain payment. Note that the application may be rejected if the fees are not paid.

Fee payment will be made by:

First name	Guy
Other given name(s)	
Family name	Fraser-Hills
Contact number	0425204790

Email address	guy.fraser-hills@kac.org.au
Billing address	Suite 703, Level 7, 7 Help Street, Chatswood, NSW, 2067

Application documents

The following documents support the application.

Document type	Document file name
Bushfire Assessment Report	Bushfire Report_23HUS6311 Existing SFPP BPA - Alpenhof Lodge, 6 Wheatley Road Perisher v2
Cost estimate report	COST SUMMARY TABLE - FOR DA UNDER 3MILL- KAC ALPENHOF LODGE KAC Alpenhof Lodge Balcony Works_Cosintng
Floor plans	24087_KAC Alpenhof Lodge_DA_v4
Generated Pre-DA form	Pre-DA form_1731132553.pdf Pre-DA form_1730278051.pdf
Owner's consent	Letter of Consent from KAC regarding DA Submission dated 25th March 2024
Site Plans	24087_KAC Alpenhof Lodge_DA_SITE PLAN
Statement of environmental effects	KAC SoEE_ALTERATIONS_2024
Structural engineers report	STR-CRT-0001_Balcony Modifications_B KAC_Structural Adequacy for Building Foundation
Waste management plan	KAC_SEMP_WMP 24087_KAC Alpenhof Lodge_SEMP

Applicant declarations

I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	