



Department of Planning  
Housing and Infrastructure

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Section 4.55 (1A) Modification Application

No MOD 24/16792 (DA 10626 MOD 1) granted on the  
14 January 2025 in respect to DA 10626

Signed Z Derbyshire

Sheet No 14 of 29



ARCHITECTURE FOR LIFE

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Nominated Architect: Jon King #6031  
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31<sup>st</sup> October 2024

To the Assessing Officer of the Application,

**STATEMENT OF MODIFICATION  
FOR SECTION 4.55 (1A) MODIFICATION TO DA No. 10626  
FOR ADDITIONAL REMEDIAL WORKS AT  
35 WHEATLEY ROAD, PERISHER VALLEY NSW 2624**

**Introduction**

The proposed works included in this Section 4.55 (1A) modification to DA No. 10626 relate to urgent structural repairs for the Perisher Huetten Ski Lodge. In addition to the re-cladding proposed in the original approval, the modification includes upgrading additional existing windows and recladding and making structurally sound the northwest gable wall. This is required to address safety concerns and weatherproofing in this exposed location.

We respectfully request a prompt assessment of the modification, noting the minor nature of the proposed modification and the urgency of the structural repairs. Timely approval is crucial, as construction is intended to commence early next year.

**The Site & Existing Building:**

The Perisher Huetten Ski Lodge, located at 35 Wheatley Road, Perisher Valley, is a 12-room club lodge that accommodates members and their guests for activities related to the ski fields and the surrounding National Park. The existing building dates to pre-1960s and was built by Austrian immigrants visiting the snowfields.

Design King Company, the architects for this proposal, have an ongoing relationship with the Perisher Huetten committee, with Jon King undertaking the first renovation in 1999 and serving as a



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committee member for over 18 years. Following the initial renovation, subsequent Development Applications (DAs) were submitted by Design King Company for remedial works in 2020 and 2021. This ongoing involvement has provided Design King Company with a deep understanding of the lodge's architectural and functional needs and informs the proposed works covered in this modification.

### **Current Development and Approvals**

The active DAs for the site include DA No. 10626, which involves the re-cladding of the majority of the external façade (approved on 21st January 2021), and DA No. 10139, which pertains to the upgrading of the majority of external windows (approved on 22nd January 2020). These approvals were staged remedial works and this S4.55(1A) modification to DA No. 10626 is the next stage in the remediation works for the lodge.

On the advice of Mark Brown, this proposal is being lodged as a S4.55 due to the minor nature of the works and given the proposal remains substantially the same as the original development. It is submitted as a modification to DA No. 10626, as this is the more recent and relevant approval. This approach also aligns with the guidance we have received from our Certifier.

### **Scope:**

The scope proposed as part of this modification to DA No. 10626 is outlined below:

- Replacement of 9x glazed windows within existing openings to match existing.
- Recladding and making the northwest gable wall structurally sound.

The lodge operates under an existing Lease Agreement. No changes are proposed to the use, bed count, or terms of this agreement. As a Class 3 building under the NCC, all access, egress, and fire protection measures must be maintained and adhered to during any new works. This project seeks to improve the lodge's structural integrity and environmental performance. These updates will enhance comfort for guests, ensure the building's durability, and support the lodge's ongoing operation under the current lease agreement.

## Timing

A recent assessment of the double-height gable walls, completed by our builder, indicates that there is rot in both the framing and cladding substrate, with significant movement under high winds. The wall is structurally unsound, and the repairs outlined in this application are urgent structural works. Please refer to the Structural Inspection Report submitted with this application.

The work must commence early next year before the snow season, as weather constraints will make construction impossible beyond this point. A delay until after June would have a detrimental impact on the lodge's annual revenue, placing significant financial strain on operations.

We ask that Council provide us with a swift approval and keep lines of communication open should any issues arise.

## Comments on Environmental Planning and Assessment Act 1979 No. 203.

### ***Explanation of the proposed changes being of minimal environmental impact***

The proposed modifications have no additional impact on the surrounding environment. The additional upgrade work will not impact the surrounding environment beyond the recladding works already included and approved in DA No. 10626.

### ***Explanation of the proposed changes being substantially the same development***

The proposed changes do not substantially alter the existing approval, as they do not alter the lodge's use, operation, footprint, or external envelope.

## Summary

This Statement of Modification for a Section 4.55(1A) modification to DA No. 10626 addresses urgent structural repairs needed for the Perisher Huetten Ski Lodge. The proposed works include replacing nine existing windows with double-glazed, thermally broken aluminium frames and recladding the northwest double-height gable wall, and restoring its structural integrity.



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Timely approval is crucial, as construction must begin early next year to avoid disruption during the snow season, which would significantly impact the lodge's operations and financial stability. We kindly urge a swift evaluation of this application, recognizing both the minor nature of the proposed works and the urgency of these necessary repairs.

Should the Council require any further information to facilitate this application, please do not hesitate to contact us. We look forward to a favourable determination.

Regards,

**Jon King**

Creative & Managing Director  
Nominated Architect #6031  
Design King Company Pty. Ltd.  
For and on behalf of Perisher Huette Ltd.