

8 May 2025

Alpine Resorts Management Team
Attn: Mark Brown – Regional Manager
Sent via email mark.brown@planning.nsw.gov.au & NSW Planning Portal

RE: Request for Further Information for PAN-504272

Dear Mark,

Thank you so much for your email. I have noted your comments please see our responses below and attached documentation for us to respond to the RFI and progress the development application for the proposed Telstra Facility at Perisher Valley Ski Resort.

1. ***Site Analysis Plan: Please see the DA guideline (Section 3 Page 3 of the document referred to above) for information to be included in the plan.***

Please see the attached Site Analysis Plan that has been produced to reflect the requirements of the Dept of Planning.

2. ***Asset Protection Zone: Plans to be updated to identify the proposed APZ around the telecommunications facility (indicated as part of the BDAR assessment).***

Please see the attached Site Analysis Plan that has been produced to show the bush fire asset protection zone to address the requirements of the Dept of Planning.

3. ***Site Environmental Management Plan (SEMP) referring to the DA Guidelines that outline what is to be included in the SEMP and addressing the full scope of proposed site activities (Section 9 Page 5 of the document referred to above).***

Please see attached SEMP completed for the proposed development.

4. ***Trenching Plan: trenching detail and cross section of both the comms cable and electricity, and ensure the area of disturbance is included in the BDAR.***

Please see the attached Site Analysis Plan that has been produced to reflect the requirements of the Dept of Planning including details of the trenching design and a cross section of the trench or underground cabling.

5. ***Geotechnical Information: Please address the Department's [Geotechnical Policy](#) and ensure your application is accompanied by the documentation referred to in Section 3.0 of the Policy. Where the geotechnical requirements are certified as being satisfactory subject to any other works being undertaken, such as drainage works, information that addresses any specified recommendations (such as a site drainage management plan prepared by a suitably qualified person) is to be provided.***

Please find the Geotech Report in **Attachment 7** to this application along with signed and completed Geotech Form 1 and Form 4.

6. ***Footing depths: Indicate on proposed plans and confirm with geotechnical consultant.***

Please see attached Footing plan prepare by the structural engineers that considers the area and the Geotech report. The depth is approximately 1900mm.

7. The Statement of Environmental Effects (SEE) is to be revised and address the following:

- **Chapter 4 of the State Environmental Planning Policy (Precincts - Regional) 2021 in relation to the proposal, and not the Alpine SEPP referred to in the documentation to date**

Section 4.1.2 has been amended in the SEE to reflect Chapter 4 of the SSEP (Precincts – Regional) 2021.

- **additional visual analysis of proposal impact – on Main Range and surrounding landscape**

We have completed an additional visual analysis of the proposed impact included in Section 6.2 of the SEE.

- **the Department's Geotechnical Policy, referred to above**

We have noted in the SEE that this has been assessed and a revised Geotech Report in **Attachment 7** is included within this application along with signed and completed Geotech Form 1 and Form 4.

- **noting the site is within bushfire prone land, address whether an asset protection zone is provided or required, having regard to [Telecommunication Towers in Bush Fire Prone Land](#)**

A Bush Fire Asset Protection Zone is planned to be established as part of the proposal. It is important the telecommunications facility to have a minimal risk of being damaged in the event of a bush fire. We have noted this in the SEE under Section 4.1.8 and the APZ zone is demonstrated in **Attachment 4** – Biodiversity Assessment as well as in the Site Analysis Plan.

We have also provided a revised BDAR that addresses the latest design. Please see attached report.

There is also a revised Cost Estimate Report prepared by the Lead Contractor who have extensive experience in the construction of telecommunications facilities.

I hope this resolves your queries. Please let me know if there is anything else we need to do or any further information you require. Thank you for your assistance.

Kind regards,



Mark Byrnes

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