



Mr Mark Brown
Senior Planning Officer
Alpine Resorts Team
Department of Planning and Environment
Jindabyne NSW 2627

Our reference: DOC20/548620
EF20/22857

Dear Mark,

**DA Referral – Change of use in Loft, Langlauf Ski Club Lodge, Perisher Valley
DA 10379**

I refer to the above development application (DA) forwarded to the National Parks and Wildlife Service (NPWS) for provision of comments in accordance with *State Environmental Planning Policy (Kosciuszko National Park - Alpine Resorts) 2007* (SEPP). In providing these comments consideration has been had to the *National Parks and Wildlife Act 1974*, the Kosciuszko Plan of Management 2006 (KNP PoM) and the *Biodiversity Conservation Act 2016* (BC Act) and any other applicable legislation.

I note that the application is for a change in use for an area within an existing building, with no physical works proposed. Accordingly, I suggest that the following should be considered by the Department of Planning, Industry and Environment (DPIE) in its assessment.

1. Leasing and KNP PoM

- 1.1 NPWS Property and Commercial Team have advised that they support the proposed changes and use of part of the loft for sleeping by 3 persons based on the performance solution submitted by J Squared Engineering PL. The maximum number of bed furniture permitted in the habitable section of the loft is three with the permitted bedding configuration being either 1 double bed and 1 single bed, or 3 single beds.
- 1.2 The relevant provisions of the KNP Plan of Management have been considered and it is determined the works fit within the management objectives for section 10.2 (Alpine Resorts Management Units), section 10.6 (Perisher Range Management Unit), section 11.6 (Environmental Quality) and chapter 8 (Recreation).

2. BC Act

- 2.1 If the application does not involve physical works and is just a change of use, then the BC act is not required to be considered.
- 2.2 However, if clearing is required because of RFS requirements this may require further assessment of the BC Act.

3. Other matters

- 3.1 I note that NPWS has also considered the following matters in its assessment:

- (i) That there is no ground disturbance or impact to vegetation.
- (ii) There is no change to stormwater drainage.

- (iii) That the application has no public health and no plumbing and drainage components.
- (iv) That the property is not listed as a heritage item on the SEPP.

If you have any further enquires please contact the Assessment Coordinator, Bec Owen on 02 6450 5543.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mick Pettitt', with a circular flourish above the name.

Mick Pettitt
Director
Southern Ranges Branch
13 July 2020