

APPENDIX B

PERISHER RANGE RESORTS MASTER PLAN—ASSESSMENT

**Perisher Range Resorts Master Plan
Schedule 2: Development Guidelines and Controls for Guthega, Smiggin Holes and Perisher Valley Outer Precincts
Assessment Table**

Control	Compliance	Comment
1. Permitted Land Uses and Floor Space		
<p>Permitted land uses (subject to development approval) include:</p> <ul style="list-style-type: none"> ▪ Extensions/ refurbishment of private lodges and commercial accommodation; ▪ Restaurants/ cafes/bars associated with commercial accommodation; ▪ Infrastructure; ▪ New parking areas; and ▪ Signage. <p>Prohibited activities are:</p> <ul style="list-style-type: none"> ▪ Retail and commercial outlets (other than restaurants), except in the Smiggin Holes central area; ▪ Outdoor sporting facilities including broad area recreational uses (e.g. golf courses); and ▪ Any other activity: <ul style="list-style-type: none"> > not authorised by the <i>National Parks and Wildlife Act 1974</i>; > not authorised by the KNP POM; or > otherwise prohibited by this Plan. <p>A maximum gross floor area of 25 square metres per bed is allowed. Gross floor area is defined as being the total area of the building measured from the outside of the external walls or the centre of a common wall.</p>	✓	<p><i>The proposal consists of external alterations to an existing club lodge.</i></p> <p><i>The proposal does not include adding or changing to the existing floor area of the building.</i></p>
2. Location, Setbacks and Building Envelope		
<p>Building extensions are restricted to areas where there is previous disturbance or where it can be demonstrated that significant natural features are not impacted upon;</p> <p>The proposed gateway building at Smiggin Holes shall be located on the existing PBPL workshop site (once workshop is relocated);</p> <p>Development proposals which negatively impact on the natural character, major view corridors and the approaches to the resorts will not be permitted;</p> <p>Development proposals which have the potential to impact on views from neighbouring buildings are to be designed in consultation with the affected parties to ensure amenity is maintained.</p>	N/A	<i>Not applicable.</i>
	N/A	<i>Not applicable.</i>
	✓	<i>The proposed external alterations are not expected to negatively impact on the natural character, major view corridors or the approach to the resort.</i>
	N/A	<i>Not applicable.</i>
3. Building Height, Style and Roof Form		
<p>Height of buildings in the area is restricted to two storeys;</p>	N/A	<i>Not applicable.</i>

The maximum height from the ridgeline to the lowest point where the building meets the ground is restricted to 10 metres;	N/A	<i>Not applicable.</i>
Building height is restricted such that buildings do not break the skyline when viewed from the floor of the valley;	N/A	<i>Not applicable.</i>
Roof colour is to conform with the colour palette for the area;	N/A	<i>Not applicable.</i>
Roofs are to be designed in accordance with BCA requirements for alpine areas;	N/A	<i>Not applicable.</i>
Major development proposals are required to be accompanied by an analysis of predicted wind and snow deposition patterns prepared by a qualified and suitably experienced engineer. The proposal is to demonstrate how the development has been designed to minimise any negative impacts on the safety and amenity of the area.	N/A	<i>Not applicable.</i>
4. Building Materials, Finishes and Colours		
Buildings are required to meet the need for energy efficiency in the mountain context;	N/A	<i>Not applicable.</i>
Colours of external walls and roofs are to be selected from a palette specified for the area;	✓	<i>A palette specified for the area does not exist. The proposed colours used for the external alterations are compatible with both the natural and built environment.</i>
Masonry elements should be bagged and painted so that the tone of the finished wall is similar to the tone of the surrounding natural landscape;	N/A	<i>Not applicable.</i>
A minimum 15 per cent of the overall elevation is to be stone facing;	N/A	<i>Not applicable.</i>
A minimum of 80 per cent of the non-glazed ground level façade must be stone facing resembling local granite and/or other approved masonry finish;	N/A	<i>Not applicable.</i>
Non-reflective materials are to be used to minimise glare;	✓	<i>The proposed Lysaght Easyclad cladding is not expected to generate significant glare issues.</i>
The use of large expanses of glass that may cause reflections on other buildings or to natural areas of the park are not permitted;	N/A	<i>Not applicable.</i>
Where necessary sun-angle diagrams will be required to demonstrate that glare and/or reflections will not be a hazard in the resort or impact on natural areas of the park.	N/A	<i>Not applicable.</i>
5. Public Spaces		
Development proposals are to specify how they provide for the clearance, removal or storage of snow accumulations in public spaces without undue conflict with the utility of the spaces;	N/A	<i>Not applicable.</i>
Colonnades and awnings should be used at ground level to provide weather protection;	N/A	<i>Not applicable.</i>
The height of buildings fronting outdoor public spaces should be designed to ensure these spaces can function effectively and have enough enclosure to provide shelter from the elements and an attractive village character.	N/A	<i>Not applicable.</i>
6. Landscaping		

<p>Vegetation used for landscaping is limited to endemic native species that are adapted to the particular environment; Landscaping is required to incorporate a range of sustainable elements.</p>	<p>N/A</p>	<p><i>Not applicable.</i></p>
<p>7. Signs and Advertising</p>		
<p>Advertising is to comply with any adopted Advertising Policy. The principle of the development blending with the landscape when viewed from a distance, while providing for diversity and interest at a detailed scale, will apply to the assessment of signs and advertising. The maximum area of a sign is one square metre; Internally illuminated or neon signs are not permitted; Signage is to be of consistent high quality design suitable to the climatic conditions.</p>	<p>N/A</p>	<p><i>No signage is proposed as part of the development.</i></p>
<p>8. Carparking Areas</p>		
<p>Carparking areas for summer use are to be provided at a rate of one for every ten beds in each development; Proposals for surface carparking are to include adequate provision for snow clearing and storage, treatment of run-off, and measures to reduce visual impacts; All public parking areas shall be appropriately signposted, sealed and designed to ensure effective snow clearance.</p>	<p>N/A</p>	<p><i>Not applicable.</i></p>
<p>9. Building Access</p>		
<p>Public outdoor space is to be designed so that any changes in level can be negotiated by people in wheelchairs in compliance with AS 1428; The main entry to premises shall allow for AS 1428 standard of access from the adjacent street or public outdoor space level; Buildings are to be designed in accordance with the access requirements of the BCA.</p>	<p>N/A</p>	<p><i>Not applicable.</i></p>
<p>10. Integration and Staging</p>		
<p>Where developments are to be staged over a number of construction seasons, a staging plan is to be prepared; The plan is to identify the construction target for each stage, the feasibility of completing each stage in the time available, and the ability of each stage to function effectively during the ski season in aesthetic and functional terms; Construction stages should be functionally independent for each ski season.</p>	<p>N/A</p>	<p><i>The proposed development is not required to be staged.</i></p>
<p>11. Aboriginal Cultural Heritage</p>		
<p>An Archaeological Assessment Report is to be prepared for activities involving ground disturbance within mapped sensitivity areas or elsewhere where the presence of sites becomes apparent.</p>	<p>N/A</p>	<p><i>Not applicable.</i></p>