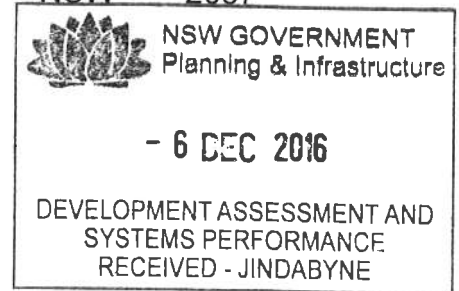


Lampada Ski Lodge
c/- 14 Hyde Ave
Killarney Heights
NSW 2087



28 November 2016

Robin Ward
Planning & Environment
PO Box 36
Jindabyne NSW 2627

Development Application for alterations and additions to Lampada Ski Lodge, Perisher, Kosciuszko National Park (DA 7923)

Dear Robin,

Thank you for all your efforts to date in regards to Lampada Ski Lodge DA Application. It appears some unexpected issues with the application concerning compliance to both the current BCA requirements and the Disabled Access requirements and our Statement of Environmental Effects.

Issues raised by Planning & Environment letter dated 20/09/16 (file: 16/11543) in regards to the following items:

- Statement of Environmental Effects (SEE)
- Asset Protection Zone
- Building Codes of Australia (BCA) – Disability Access

1 / Statement of Environment Effects (SEE) :

We enclosed our revised template for the SEE and a copy of our 2007 SEE which we have used for our main reference to complete this document.

2 / Bush Fire Zone :

We will be submitting a revised drawing for the new Asset Protection Zone (APZ) which reflects the the agreement reached at a meeting on site attended by DOP and NPWS and Mr Alan McFarland representing Lampada Ski Club.

3 / BCA Requirements For Disabled Access :

We are applying for exemption to provide disabled access on the following grounds:-

Financial Hardship

Cost of alterations to meet premises accessibility codes is disproportionate to the value of the building.

Lampada Ski Lodge is a 14-bed Class 3 Building (only 2 beds over a Class 1B Building)

As a Co-Operative, Lampada is unable to borrow money from banking institutions as the building is located within Kosciuszko National Park as a leasehold.

Additional Capital :

Original building estimate for Lampada Ski Lodge alterations was approximately \$ 250,000 that included (as advised by Planning & Environment) a disability wheelchair accessible entrance, disability bedroom and disability bathroom.

That amount increased to \$ 285,000 to meet RFS and BCA requirements with additional fire rated cladding and snow awning exits.

Estimated cost to comply to the disability Access to Premises standards is \$ 435,000 as estimated by Mr Terry Proud (qualified builder with 42 years experience) including lift purchase / installation, building modifications to suit and other compliance alterations.

Additional maintenance for the lift is per annum is quoted at \$7,120 + gst (\$1,780/qtr) with maintenance access in winter months compromised due to the Lodge snowbound location.

Premises Accessibly

We believe Lamped is not accessible to wheel chair bound people as the Lodge is located on the side of a steep hill with rough terrain to the front door from the car park in summer months and when snow bound there is no way of transporting to the door – please refer to the Hendry DDA Report already submitted.

Further to a snow bound situation there appears to be no over snow transport equipped with disabled transportation mechanisms. Also Lampada Lodge is located some 2 kilometres from any cleared car park, bus, car or train station.

Summary

In good faith, Lampada is willing to provide an disability access doorway as per BCA recommendations with a conforming bedroom and bathroom should a disabled guest visit the lodge.

We request that our Development Application with attached Drawings that we have submitted be approved for Development and Construction, we await your favourable response.

Yours sincerely,

Terry Proud
Chairman
Lampada Ski Lodge
0418 232 863