



Frank Zipfinger <frank.zipfinger@gmail.com>

# SLOPES: Proposed Development Application on Front Valley - Perisher View Ski Lodge

SLOPES <slopes.au@gmail.com>  
Bcc: frank.zipfinger@gmail.com

16 October 2018 at 23:13

Dear SLOPES Members and Associates

SLOPES and a number of our member Clubs have received notification of a proposed development on Front Valley at Perisher referred to as the Perisher View Ski Lodge.

Attached is a copy of the notice from the Department of Planning.

The proposed development is a large commercial lodge on Front Valley between Ku-Ring-Gai and The Alpine Church (see image below or attached).

More details can be found here: [http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=9640](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9640)

SLOPES has been working with a group of Clubs and commercial lodges most affected by the development with a view to lodging objections to the proposal.

Information regarding the grounds of objection can be found in the email below provided by Merriment Alpine Club to it's members.

SLOPES proposes to lodge a separate objection with Planning which will focus on the broader issues involved including safety aspects, the impact on skiing activities in Front Valley, the proposed development being out of character with the area and context of the site and the inconsistency of the development with the Perisher Range Resorts Master Plan.

Clubs, their members and others associated with them are encouraged to lodge individual objections in relation to the proposal.

**The closing date for submissions is 26 October 2018.**

As the Merriment email notes:

1. your submission does not need to be detailed or technical, it simply needs to voice your concern about the development
2. making an objection is very easy and should only take 5 minutes. See: [http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=9640](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9640)

If you have any questions or comments please contact us on this email.

Regards

Frank Zipfinger  
President  
SLOPES

\*\*\*\*\*  
**MERRIMENT EMAIL**

Dear Members,

You may be aware that a Development Application has been submitted for the construction of a large commercial lodge on Front Valley, between Ku-Ring-Gai and The Alpine Church (see image below). Our understanding is that this lodge will cater for bus tourists, operated by Deane's Coaches. The development was discussed at a Committee meeting on Thursday night, where serious concerns were raised.

[image see attached]

The Application is on exhibition until **Friday 26 October 2018** and we need as many individual objections from members as possible to communicate our concern to the Department of Planning.

All information about the development can be viewed at the following link, which will also enable you to make an objection. Making an objection is very easy and should only take 5 minutes.

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=9640](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9640)

We are currently liaising with SLOPES, Ku-Ring-Gai, The Alpine Church and Perisher Vail who (amongst others) are also of the view that the development is inappropriate in this location. As well as your individual objections, Merriment will be preparing a detailed submission focusing on the following issues. You may wish to use these points as a guide for your own submission against the development:

- 1. Lack of consultation** - There has been no consultation from National Parks with Merriment or any other leaseholder (Ku-Ring-Gai, The Alpine Church etc) about the creation of the lot, which was only registered in 2016.
- 2. Inappropriate Location** - In the Perisher Range Resorts Masterplan, the proposed development is situated in the "Outer Perisher Valley" area, where development is limited to "replacement, extension or refurbishment" of existing buildings only. Approval has the potential to create a precedent and result in similar new developments on Front Valley.
- 3. Bulk and scale** - The proposal is completely out of character with the surrounding buildings, does not blend with the natural environment, and is inconsistent with a number of planning controls including height, visual amenity and views.
- 4. Safety** - The oversnow's usual route in winter cuts through the site. The development will result in vehicles having to run closer to the halfpipe, which will create a bottleneck at a blind corner and raises serious safety concerns when skiing / boarding from Merriment to Front Valley (particularly during the morning run to first lifts).
- 5. Access and Restriction** - The development is positioned such that it will block free access to Front Valley for all those lodges who currently use Burramy's Road either on skis or by foot, and will cause significant congestion at this area.

Your submission does not need to be detailed or technical, it simply needs to voice your concern about the development.

It is important that submissions are lodged by the closing date of 26<sup>th</sup> October 2018 (less than 2 weeks' time) in order for them to be considered, so we would appreciate your input and time to voice any concerns using the link above. This is a numbers game, and the more concern that is communicated to the Department of Planning will help them understand the inappropriateness of the proposal.

Please feel free to forward this email to any other friends who are associated with other clubs who may not be aware of the proposal. We know that many clubs have not been specifically notified, and therefore we should take responsibility to ensure that all clubs get across this and communicate any concern to their members before the closing date.

Should you have any queries or wish to discuss further, please do not hesitate to contact me by reply email or on the number below.

Regards,

Secretary – Merriment Alpine Club Co-operative

---

**4 attachments**



**image001.png**  
218K

 **ATT00001.txt**  
1K

 **Perisher View Ski Lodge materials.pdf**  
619K

 **Perisher View Ski Lodge photo .pdf**  
254K





26 September 2018

Contact: Mark Brown  
Phone: 6456 1733  
Fax: 6456 1736  
Email: [Mark.Brown@planning.nsw.gov.au](mailto:Mark.Brown@planning.nsw.gov.au)

Ref: EF18/43384

Mr Frank Zipfinger  
President  
Slopes Inc  
1 Arthur Street  
KILLARA NSW 2071

**NOTIFICATION OF DEVELOPMENT APPLICATION**

**Premises:** Perisher View Ski Lodge, Perisher Valley  
**Proposal:** Construction of commercial ski lodge  
**DA No:** 9640  
**Development type:** Not designated development.  
Integrated development

Please be advised that the Department of Planning and Environment has received the above development application from Perisher View Ski Lodge Pty Ltd pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979*.

The Minister for Planning is the consent authority for this development.

The development application and supporting information can be viewed from **Tuesday 2 October 2018 to Friday 26 October 2018** at the following:

- The Department of Planning and Environment, Shop 5A, 19 Snowy River Avenue, Jindabyne.
- A NSW Service Centre located near you ([www.service.nsw.gov.au/service-centre-nsw](http://www.service.nsw.gov.au/service-centre-nsw)).
- The Department's website at <http://majorprojects.planning.nsw.gov.au/page/on-exhibition>.

Any person wishing to make a submission should use the online form, if possible, by following the above link. All submissions should be received no later than **Friday 26 October 2018**.

If any person objects to what is being proposed, the reason(s) must be stated in the submission.

If you cannot lodge a submission online, submissions may also be forwarded to the Team Leader, Department of Planning and Environment, Alpine Resorts Team, PO Box 36, Jindabyne NSW 2627 and marked DA 9640. You need to include:

- Your name and address, at the top of the letter only,
- The name of the application and the application number,
- A statement on whether you support or object to the proposal,
- The reasons why you support or object to the proposal, and
- A declaration of any reportable political donations made in the previous two years. Refer to our website [www.planning.nsw.gov.au/donations](http://www.planning.nsw.gov.au/donations) for further information and the disclosure form.

It is Department policy to make all submissions received publicly available on the Department's website. Any person that would like their name withheld from their submission on the website will need to **clearly state this in their submission**.

Should you have any further enquiries, please contact me on (02) 6456 1733.

Yours sincerely

Mark Brown  
Senior Planning Officer  
Alpine Resorts Team