

DRAFT MODIFICATION DOCUMENT**SCHEDULE 2****MODIFICATION TO THE CONCEPT PLAN
FOR
THE PERISHER VILLAGE PROJECT****262-10-2004**

Consent is granted to the concept plan subject to the following modifications:

A. ADMINISTRATIVE**A.1 Description**

Concept plan approval is granted for the Perisher Village project including:

1. generalised subdivision for lease purposes; and
2. the Perisher Village complex in five stages comprising:
 - five buildings identified as Buildings A, B, C, D & E accommodating 178 apartments, 4,804m² of retail floor space and recreational facilities; and
 - pedestrian plazas; and
 - associated supporting infrastructure including roads and car parking;
3. demolition of the existing NPWS building at Perisher Valley; and
4. landscaping and rehabilitation.

A.2 Project in Accordance with Plans and Schedules

The concept plan for the Perisher Village project shall be consistent with the following plans and modifications where they vary existing and approved concept plan drawings:

- Plans by Daryl Jackson Robin Dyke Pty Ltd, Architects.

DRAWING NO	TITLE
CP1.01	Context Plan Concept
CP1.02	Ground Floor Plan Concept
CP1.03	Typical Floor Plan Concept
CP1.04	Concept Sectional Elevations 1
CP1.05	Concept Sectional Elevations 2
CP1.06	Concept Plan Staging Site Plan
CP1.07	Concept Plan Stage 1 – Ground Floor Plan
CP1.08	Car Park Relocation Plan

- Plan No CP1.09 “Generalised Subdivision for Lease Purposes” showing proposed subdivision lease areas at Perisher Valley prepared by Daryl Jackson Robin Dyke Pty Ltd, Architects.

Note, Concept Plan Approval CP262-10-2004 approved the Smiggin Holes car park areas. Subdivision plans for Smiggin Holes will be lodged consistent with the Concept Plan approval or any approved modification of the Concept Plan approval in the future.

A.3 Project Does Not Include

The following are not included in the approval of the concept plan for the Perisher Village project:

- any new ski lifts;
- the ski school and any associated works at Mount Piper;

- the clearing of roads of snow other than the internal village roads. The road adjacent to Perisher Creek linking the Skitube to North Perisher Road and the road on the southern side of the Skitube building are not internal village roads;
- alterations and additions to the Perisher Centre that are not required for connection to the Perisher Village;
- alterations and additions to the Skitube Building that are not required for connection to the Perisher Village;
- new North Perisher Roads layout;
- the possible waste transfer station at the rear of the fire station; or
- the signage concept.

A.4 Limits on Approval

This concept plan approval does not allow any construction/physical works to be carried out.

Each stage of the project requires a development application under Part 4 of the Act to be lodged with an approved by the consent authority. Each stage of the project shall not be integrated development for the purposes of Part 4 of the Act.

A.5 Modifications

The Proponent shall comply with the modifications of concept approval set out in this Schedule, pursuant to s75O(4) of the Act.

A.6 Inconsistency Between Plans and Documentation

In the event of any inconsistency between the modifications to this concept approval and the approved plans and documentation described in A1 and A2 of this Schedule, the modifications to this concept approval prevail.

A.7 Consistency of Future Applications

Future development applications under Part 4 of the Act for each of the stages of the Perisher Village project shall generally be consistent with this concept plan approval as modified.

A.8 Bed Numbers

The Perisher Village project shall accommodate a maximum 800 beds, that is, can only accommodate an overnight maximum of 800 people.

B. STAGING OF DEVELOPMENT

The Perisher Village Concept Plan is approved in the following stages:

Stage	Buildings
1	Buildings A1, B1 & C1
2	Buildings A2 & C2
3	Building B2
4	Building C3
5	Building D
6	Building E1
7	Building E2

C. MODIFICATIONS RELATING TO ALL STAGES OF THIS CONCEPT APPROVAL

The following matters shall be addressed. See Advisory Notes for more detail and explanation.

- C.1 Subdivision Plan
- C.2 Lease or License for the Project
- C.3 Traffic and Parking Study Indicative Cumulative Parking Situation
- C.4 Municipal Services Report
- C.5 External Service Plan
- C.6 Water Cycle Management and Storm Water Plans
- C.7 Water Quality Monitoring Program
- C.8 Waste Management Plan
- C.9 Bushfire Protection Plan
- C.10 Cultural Heritage Management Plan
- C.11 Landscape Plan
- C.12 Rehabilitation Plan
- C.13 Freight Management Plan
- C.14 Geotechnical Investigations
- C.15 Groundwater Investigations
- C.16 Snow Management Plan
- C.17 Street Furniture, Signage and Public Art Plan or Specification
- C.18 Access and Mobility Assessment Report
- C.19 Reflectivity
- C.20 Ecological Sustainable Development Report
- C.21 Apartment Management
- C.22 Animal Proofing
- C.23 Staging Completion Plan
- C.24 Colours and Materials Samples
- C.25 Potential Location New Workshop

D. MODIFICATIONS RELATING TO STAGE 1 OF THIS CONCEPT APPROVAL

The following matters shall be addressed. See Advisory Notes for more detail and explanation.

- D.1 Design and Flooding Levels
- D.2 Geotechnical Investigations – Skitube Integrity Report
- D.3 Traffic and Parking Study
- D.4 Car Parking at Pipers Gap
- D.5 Concept Servicing Plan
- D.6 Detailed Servicing Plan
- D.7 Contaminated Sites Investigations
- D.8 Water
- D.9 Sewer
- D.10 Stormwater Pipeline Upgrade
- D.11 Demolition of NPWS Building
- D.12 Building A and Skitube Building
- D.13 Rehabilitation of Perisher Creek and Unnamed Creek

E. MODIFICATIONS RELATING TO STAGE 2 OF THIS CONCEPT APPROVAL

The following matters shall be addressed. See Advisory Notes for more detail and explanation.

- E.1 Detailed Servicing Plan
- E.2 Contaminated Sites Investigations
- E.3 Geotechnical Investigations – Skitube Integrity

F. MODIFICATIONS RELATING TO STAGE 3 OF THIS CONCEPT APPROVAL

The following matters shall be addressed. See Advisory Notes for more detail and explanation.

- F.1 Detailed Servicing Plan
- F.2 Contaminated Sites Investigations
- F.3 Kosciuszko Road Water Flow
- F.4 Kosciuszko Road Service Corridors
- F.5 Kosciuszko Road Linking Water Supply Main
- F.6 Broad-toothed Rat Study Area Kosciuszko Road

G. MODIFICATIONS RELATING TO STAGE 4 OF THIS CONCEPT APPROVAL

The following matters shall be addressed. See Advisory Notes for more detail and explanation.

- G.1 Detailed Servicing Plan
- G.2 Contaminated Sites Investigations
- G.3 Recreation Facilities

H. MODIFICATIONS RELATING TO STAGE 5 OF THIS CONCEPT APPROVAL

The following matters shall be addressed. See Advisory Notes for more detail and explanation.

- H.1 Detailed Servicing Plan
- H.2 Contaminated Sites Investigations
- H.3 Northern Village Interface Design Resolution

I. MODIFICATIONS RELATING TO STAGE 6 OF THIS CONCEPT APPROVAL

The following matters shall be addressed. See Advisory Notes for more detail and explanation.

- I.1 Detailed Servicing Plan
- I.2 Contaminated Sites Investigations

J. MODIFICATIONS RELATING TO STAGE 7 OF THIS CONCEPT APPROVAL

The following matters shall be addressed. See Advisory Notes for more detail and explanation.

- J.1 Detailed Servicing Plan
- J.2 Contaminated Sites Investigations
- J.3 Smiggin Holes 'Comfort Stop' Car Parking
- J.4 West Smiggin Holes Access Road
- J.5 Movement In/Out of Smiggin Holes