

BROOKMILL PTY LTD A.T.F. THE
ALEXANDER FAMILY TRUST TRADING AS

TIM ALEXANDER - ARCHITECT

NSW ARB REG. NO. 3835
1ST FL/5 HOLT ST, MCMAHONS PT 2060
PHONE 9922 2500
MOBILE 0417 209 318
EMAIL tim@timalexanderarchitect.com.au

11th August 2022

Alpine Resorts Team
Department of Planning, Industry & Environment
PO Box 36,
JINDABYNE 2627

Attention: - Mr Daniel James – Team Leader

Dear Daniel,

**LANGLAUF SKI CLUB LODGE – 80 BURRAMYS RD, PERISHER VALLEY – LOFT
CHAGE OF USE/LOCKER ROOM CONVERSION AMENDED DEVELOPMENT
APPLICATION – YOUR REF. 10379**

I refer to your email of the 25th July this year and our various conversations regarding the Club's attempts to provide space for additional sleeping accommodation in our ski lodge at 80 Burramys Rd, Perisher Valley.

We understand the Department isn't in a position to support the Development Application (D.A. No. 10379) lodged with you in June 2020 to convert the loft from storage space to sleeping accommodation because of headroom and other amenity issues.

Because the Club has eight (8) bed licences from the NPWS and only three (3) bedrooms, we were hoping to use the Loft for sleeping to allow us to have flexibility in accommodating up to eight (8) guests, plus on occasions their under five (5) years old children, not counted in the bed licence numbers.

While a solution to the amenity and headroom issue could be to raise the roof over the loft, the cost of this to our small, not very wealthy Club is out of the question at this time and possibly in the future. As a non-profit, co-operative society, our articles of association prohibit us from debt funding any projects. Aspirationally, this would be our preferred solution.

So as an alternative to the Loft, with your encouragement, we are now submitting an amendment to the existing D.A. to convert the majority of the existing lower floor, L-shaped locker room for use as a flexible sleeping and/or sitting area. It is hoped this simple internal conversion, created by adding a few infill walls and doors, will be affordable to the Club and doable in the near future to take the pressure off our sleeping accommodation needs.

This for us, quite large space, will allow us to put say one (1) double bed and a sofa bed in it, so it could be used by a family with say two (2) under five (5) children (one (1) in a travelling cot). Alternatively, a couple or two (2) singles could use it, or it could be used as a second sitting area for children, teenagers or anyone wanting to have some peace and quiet etc.

By putting a new door opening opposite the Drying Room in the lower floor Hall, access to the existing laundry area will be retained. The new laundry room will also have a smaller cut-down workbench and a storage cupboard. A through-wall mechanical exhaust fan will ventilate this area.



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 10379

Granted on the 20 October 2022

Signed M Brown

Sheet No 1 of 6

To make the new bedroom/sitting area as comfortable as possible, the granite clad, cavity blockwork walls will be lined on the inside with plasterboard on timber studs with insulation between. The floor will be covered with a thick carpet on an underlay and there will be electric heaters.

This room has three (3) existing, double-glazed, timber framed, awning windows on the western side giving good natural light and plenty of ventilation.

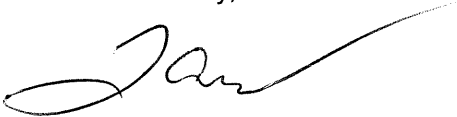
Please note the lodge is a Class 1(b) building under the NCC, because we sleep less than 12 persons. Therefore the new sleeping area/bedroom isn't required to be fire isolated but will be lined with fire-rated plasterboard and will have a solid core timber door. Egress to the outside is via the lower level entry door just outside the bedroom door.

In conclusion, it is hoped your team will assess this amended Development Application in a positive light and the Club can look forward to having more and improved sleeping accommodation and some additional living space.

Should you require any additional information, or have any questions please don't hesitate to contact me.

Thank you.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Tim Alexander', with a long, sweeping flourish extending to the right.

Tim Alexander

Architect/Principal &

Director

Langlauf Ski Club Co-Op Society Ltd

Enclosed. Amended DA architectural drawings (Drgs. No. GA01B – 04B, dated 10th August 2020).