



FJELLHEIM SKI LODGE

CO-OPERATIVE LIMITED

PERISHER VALLEY KOSCIUSZKO NATIONAL PARK

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Modification Application Supporting information

RE FJELLHEIM SKI LODGE - DA 22/9145

1. Introduction

We refer to Modification of Designs lodged 11/09/23 and referenced in the NSW Planning Portal as PAN 369546 for Fjellheim Ski Lodge, 91 Burramys Rd Perisher Valley 2624 to which we wish to provide the following additional supporting information.

2. Description of Modification

1. Background and Context

DA 22/9145 was approved on 17/02/2023 for the construction of a new covered entry and egress to the lower level of the Lodge.

2. **Justification**

This renovation to the lower entry to the Lodge ensures that it meets fire exit regulations and improves the convenience for our Members and our guests in winter for access and egress .

3. **Proposed Modification Summary**

The height of the gable roof is to be raised by 30 cms to ensure adequate drainage from it and from the adjacent lower skillion roof, which will prevent distortion of that lower roof sheeting, should freezing of accumulated snow melt on it occur during winter

This modification was recommended by two local builders and endorsed by a local structural engineer all of whom have lengthy experience in construction of buildings in alpine areas to improve the built integrity of the building .

3. **Statutory Framework**

1. **Building Codes of Australia** - This minor modification does not alter any requirements of existing approvals under DA 22/9145
2. **Statement of Environmental Effects** - This minor modification does not alter any requirements of existing approvals under DA 22/9145 and is minimal, if any, additional environmental impact over the approved DA. The proposed raising of the gable height does not alter the pitch of the roof and there will be no further disturbance of the ground surrounding the approved renovation caused by it.
3. **Bushfire Assessment** - There is no change and there are specifications contained within the submission for structural materials to conform to SECTION 9 AS3959:2018 (incorporating Amendment No:1) with regard to BAL - FZ standards.
4. **Rural Fire Service Assessment** - All requirements of the previous RFS Approval and approved NPWS clearance of vegetation for the creation of an APZ / IPA (Condition B11) have been implemented by Jindabyne Landscaping as per previous correspondence and there is no change required by this modification.

4. Referenced Drawings

The appended tables reference drawings in DA 22/9145 which were approved (17/02/2023) and the minor modifications which were lodged with reference PAN 369546 (11/09/2023) now require approval.

5. Conclusion

This minor modification of the approved design (MOD) has considered the potential impacts of the proposal on the human, built and natural environment in accordance with relevant statutory requirements.

The level of environmental impact determined in DA 22/9145 remains applicable to the works subject to this MOD as the works are substantially the same as the development for which the consent was originally granted.

With the implementation of appropriate environmental controls that were approved under DA 22/9145, the impacts of the proposal are unchanged and felt to be acceptable.

This modification will improve the integrity of the building and the overall renovation will improve amenity and safety for the Members of Fjellheim Ski Lodge and their guests as visitors to Kosciusko National Park.

We seek your approval.

The Directors

Fjellheim Ski Lodge Co-operative Ltd.

Drawings for DA 22/9145 (Approved 17/02/2023)

DA Reference	Item	Drawing	Drawing Date	Drawing Number
8	Plan	Site Plan	21/01/2022	A01
9	Plan	Basement Floor Plan	21/01/2022	A02
10	Plan	Ground Floor Plan	21/01/2022	A03
11	Plan	Elevations North and East	21/01/2022	A04
12	Plan	Elevations South and West	21/01/2022	A05
13	Plan	Section 1 and 2	21/01/2022	A06
14	Plan	Female Bathroom Details	21/01/2022	A07
15	Plan	Male Bathroom Details	21/01/2022	A08
16	Plan	Roof Plan	21/01/2022	A09

Modified Drawings - PAN 369546 - (Lodged 11/09/2023)

DA Reference	Item	Drawing	Modified Drawing Date	Modified Drawing Number
9	Plan	Basement Floor Plan	04/09/2023	A03
10	Plan	Ground Floor Plan	04/09/2023	A04
11	Plan	Elevations North and East	04/09/2023	A05
12	Plan	Elevations South and West	04/09/2023	A06
13	Plan	Section 1 and 2	04/09/2023	A07
16	Plan	Roof Plan	04/09/2023	A10

NOTE - The numbering of the Modified Drawings has changed from original .