

26th September 2023

DA No: 10629

PAN-373048

DA Modification PAN-373138



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

No 23/13867 (DA 10629 MOD1) granted on the

20 December 2023 in respect to DA 10629

Signed D James

Sheet No 9 of 10

Riverside Cabins, 1 Diggings Terrace Lot 772 DP 1119757 Thredbo Village

DA Modification Report

This DA seeks to modify the existing approved DA covering maintenance work to an existing multi dwelling housing development Class 1B. The original DA for the maintenance work was approved on 16th March 2022. The work that the DA covers is primarily for Complying or Exempt development but for the sake of transparency and clarity the full scope of work to be undertaken was applied for through the DA process and granted. As the work is for general maintenance across the whole development of cabins, it too much to budget for and complete in a single building season. Riverside Cabins has a budget of \$120,000 per year and will roll through completing blocks of cabins with the same scope of work outlined in this DA each year. The partial CC and OC scope is sorted out with the Certifier ensuring that work completed is in accordance with the DA.

During the maintenance work in the last building season it was discovered that DJRD did not record the same scope of work for all cabins in the development preventing maintenance from being undertaken on a number of cabins. Cabins 35 to 40 didn't have the decks included for replacing any damaged boards. Cabins 41 to 56 also missed the decks but also had limited recording of cladding opportunities and under floor lining for improved fire resistance.

There are no proposed additions or subtractions from the development originally approved. It remains the same as the original approval. The maintenance consists of replacing a decking board here and there or a few lining boards up to a whole elevation in severe situations of weathering. Most of the pop-up windows in the development are severely impacted by weathering and rotting window sill sections that can be cut out and replaced. The materials being used are like for like or better as approved by NSWRFs. Riverside Cabins has undertaken to along with maintaining an inner APZ, increase the level of fire resistance by lining the underside of the cabins with fire resistant material. The original application assumed that Colorbond Steel would be appropriate, but testing proved this to be unsuitable for fitting around the numerous penetrations through the floor. FC lining was tested as it was consistent with

areas in later stages of the development that had been lined. This has proven to be a more successful solution to cut around the penetrations. This is one of the proposed modifications and for it to be rolled out across the development.

The proposed alterations to the approved development are of minimal environmental impact. The development is mostly raised above ground and requires no excavation or substantial construction works. There is no additional accommodation proposed. Environmental impact would be limited to workers walking on the grass and erecting scaffolding to access the walls of the buildings. The proposed change would be substantially the same development for which consent was originally granted. The scope of work hasn't changed, it is just extended to cover the missing cabins so that it is consistent through the development and at the end of each building season the works can be signed off in accordance with the CC scope.

Attached to the Modification application were two drawings from DJRD that are impacted by the changes. The Site Plan A0.102 is designated Revision F and records the consistent scope change in the Key. Most notably Cabins 35 to 40 didn't have the decks included for replacing any damaged boards. Cabins 41 to 56 also missed the decks but also had limited recording of cladding opportunities and under floor lining. The Typical Elevation sheet, A2.001 Revision B records the same amendment to the materials Key. These are the only document changes. The determination Schedule was included for information as the original wasn't submitted through the Portal. The Low Rise Housing Statement doesn't seem to be relevant but came up as a mandatory document to enable submission of this application through the Portal. It adds no value.

Yours Faithfully



Glen Dowse
Director DNA Architects
ACT Registration 966
NSW Registration 11425