

27th October 2023

Department of Planning and Environment
Alpine Resorts Team
PO Box 36
Jindabyne NSW 2627

Att: Daniel James

Property No.: 4A Diggings Terrace, Thredbo

Re: Section 4.55(1A) modification of DA No. 9373 for alterations and additions to an existing tourist accommodation building known as Melaleuca 1

Dear Daniel,

The applicant and sub-lessee has engaged the services of Archispectrum Pty Ltd to review the originally approved development in context with the bushfire assessment report prepared by Dabyne Planning Pty Ltd in January 2018.

The original bushfire assessment report determined that:

Based on the slope, distance of the site to the predominant vegetation class, being 25m to Forest (with a continuous canopy), located upslope; the category of Bushfire Attack in accordance with Table A2.4.4 in AS 3959-2009 is 'BAL-19'.

Therefore the proposed additions and external alterations are required to be constructed to BAL-19 in accordance with AS 3959-2009.

Upon review of the proposed modifications, it is determined that the external works; inclusive of balcony alterations and additions, staircases, and roofing are located further than 25 metres from the identified Forest located upslope, and the original conclusion is therefore still applicable, being:

With the proposed new external additions and alterations to be constructed in accordance with construction level BAL-19 under AS 3959-2009, the proposed development can achieve an improved bushfire risk outcome, particularly with the enclosure of the sub-floor area and removal of the tree below level 1 and trimming of a tree on the western side of the building.

Regards,



Martin Bednarczyk
Archispectrum Pty Ltd