

STATEMENT OF ENVIRONMENTAL EFFECTS

Date: 10 September 2024

ATTUNGA SKI LODGE

For: Application to Modify a Development Consent (DA No 10659 dated 18 October 2021) – S455 (1A)

Reference: DA Approved document (A.2/ Ref No.1) by Dabyne Planning SEE December 2020 Project 40-20

Appendix #1: Proposed Stage 1 and Stage 2 works components for successive CC/OC's.

Appendix #2: Refer to the attached architectural floor plans annotated to reflect the proposed staging arrangement of the internal / external work to be carried out at Stage 1 (Issue B) and Stage 2 (Issue C).

Appendix #3: Supporting Addendum by Lee Clark of AE+D Fire (Ref: F2807 dated 30 August 2024) of their original Performance Based Design Brief (F2807 PBDB Rev 01, dated 21 July 2021).

Appendix #4: Review of Consent Conditions Part B and C.

1.0 INTRODUCTION

This application seeks to obtain a Modification to DA No 10659 to permit Staging of the approved works with consecutive CC's and OC's, due to the costs, scale and scope of the works being logistically not feasible to complete in a single (8x month) Summer building season, and also due to the limited building contractor market in the Resort(s). Otherwise, the works are consistent with the those described in the approved DA documentation of 18 October 2021, and accordance with DA Condition A.2 Ref No's 1-21 - it is the same scope of development.

2.0 THE SITE

The site is located on Lot 746/ DP1119757, (primary street address) 2 Brindle Bull Close Thredbo 2625. (also, secondary address of 4 Jack Adams Path).

3.0 DESCRIPTION OF PROPOSAL

The development will comprise the same scope and be consistent with the works described in the stamped approved DA documents, incorporating the mandatory inclusion of a new automatic internal sprinkler system. Priority, cost, legislative (DBP Amendment 2024 'to exclude temporary accommodation facilities from being building work for the purposes of the *Design and Building Practitioners Act 2020*) and timeframe considerations are a determining factor in this application to Stage the works.

4.0 ENVIRONMENTAL CONSIDERATIONS

N/A to any change to Biodiversity and Aboriginal Heritage impacts from the previous assessments, ie BOS is not triggered..

5.0 ENVIRONMENTAL PLANNING INSTRUMENT

SEPP (Precincts – Regional) 2021:

The proposal is consistent with the aims and objectives of Chapter 4 Part 4.1(1) and (2)

- Remains consistent with the SEE Assessment of the (former) SEPP Alpine Resort 2007 'matters for consideration and response'.
- It is anticipated that the Consent Authority will refer this MOD to NPWS for comment as per 4.27.
- Under 4.29 (1,2+3) the matters to be considered for this MOD, are not inconsistent with those assessed, and previously approved in the original SEE by Dabyne Planning.
- The majority upgrading of the building's fire safety measures as set out in Consent Condition B.8 - will be attended to in Stage 1 (CC/OC) – Details of the method(s) will be provided to the Certifier at time of the application for a Construction Certificate in alignment with AE+D Fire Addendum.
- Attunga Ski Lodge Ltd has engaged with the Alpine Resorts Team in the preparation of this application; also with Certifiers, Fire Engineers, Contractors .
- KT Pty Ltd were consulted in December 2021 on the location and capacity of the existing water mains supply under Jack Adams Path to service the new sprinkler system. This infrastructure has been upgraded with a boosted hydrant system in recent years. A suitably qualified person will certify design, installation, and commissioning of the new service.
- A Sprinkler plan layout and Design Certificate (with calculations) was obtained in December 2023, and 2x quotations for installation have been obtained.
- Since the date of Consent, local building contractors have been approached for interest - without offer of commitment - until a Staged CC Issue is obtained from a PCA.
- This SEE is supporting to the 'Application to Modify a Development Consent' being a S455(1A). Planning Portal Reference is *PAN-442279 (requires updating after lodgement)*.
- No proposed works under this MOD will make a change to the approved character of the resort, or specific geotechnical matters, SEMP, Stormwater, visual impact, riparian lands.

- No proposed works will make a change to the 'matters for consideration and response' as approved in DA No 10659 dated 18 October 2021, for building height, setback, landscape area or heritage
- Likely Impacts for Natural – no change, for Built Environment – no change, for Social and Economic impacts – no change.
- Public Interest – the quantum of proposed works will not change, excepting with Staging of the works over separate seasons/ years, the overall project completion date and Final OC will be prolonged; this outcome is unavoidable given the scope of work also includes the mandatory internal automatic sprinkler system (and not originally in the clients brief).
- Bushfire Safety Authority approval issued by NSW RFS on 12 May 2021, noting items 1-6 inclusive; no new construction of external building works is proposed for Stage 1. Therefore the bushfire considerations would not require any change.

EP+A Act Division 4.9 Post-consent provisions / Section 4.55 Modification of consents

(1A) Modifications involving minimal environmental impact

- **(a) it is of minimal environmental impact.**

As described in the original Dabyne Planning SEE, 'the proposed works do not seek to change the overall building footprint or floor area'. Given this MOD proposes staging of the same approved works, to achieve viable and orderly development outcomes, additional environmental impacts will be minimal to nil.

- **(b) it is substantially the same development for which consent was originally granted.**

Physically it is the same development, though this MOD proposes, by necessity and logistically, the staging of the works (via PCA issue of consecutive CC/OC's) in separate packages.

- **(c) the Authority is to notify this application in accordance with the regulations (if so required) and to consider any submissions made.**

Consent authority is to notify the application in accordance with the regulations, including NPWS as land manager.

- **(d) consideration of any submissions**

Consent authority is to consider any submissions in accordance with the regulations.

EP+A regulation 2021 Division 1 / Section 100 Content of modification application

1(a) name of Applicant: Attunga Ski Lodge Ltd + address of Applicant: PO Box 274 Lane Cove NSW 2066 (Sydney address including the treasurer)

1(b) a description of the development that will be carried out: it is the same development but the scope of works will be carried out in Stages, as detailed below. Refer Appendix #1 and also annotated architectural plans identifying the proposed Stages for the work(s).

1(c) address and folio identifier of the land: Attunga Ski Lodge, 4 Jack Adams Path (Lot 746 DP 1119757), Thredbo Village, Thredbo Alpine Resort, Kosciuszko National Park

1(d) Name, number and date of plans to have changed are, for Stage 1: Basement Floor Plan, Dwg No A1-01 (Rev B), 26.08.2024; Lower Ground Floor Plan, Dwg No A1-02 (Rev B), 26.08.2024; Upper Ground Floor Plan, Dwg No A1-03 (Rev B), 26.08.2024; Attic Floor Plan, Dwg No A1-04 (Rev B), 26.08.2024; Roof Plan, Dwg No A1-05 (Rev B).

The same name, number and plan dates for Stage 2 are all identified as (Rev C).

1(e)(ii) the modification is intended to: have the effect of permitting Staging the DA approved works, with consecutive CC's/ OC's for each of the Stages as identified below in Appendix #1.

Proposal is that Condition B.8a+b be modified such that "consistent with AE+D Fire Addendum dated 30 August 2024 (refer Appendix #3) that the approved works be carried out in stages, comprising separate CC's/OC's – with the initial installation of the sprinkler system."

1(f) the expected impacts of the modification: will not alter the overall scope of the works, except that those works will be carried out not in a single Summer (Oct-May), building season, but over separate Summer building seasons, so that impacts (ostensibly minor inconvenience to neighbors) will relate to ongoing site activity in more than a single season period. The entirety of the approved works are not feasible by program (according to building contractor advice) or financially - to occur in a single season.

Therefore this application to the Consent Authority is to seek modification / amendment of the development consent condition No. B.8 'Upgrading of Building' in order for the issue of a construction certificate and occupation certificate in each of those consecutive stages, when briefing and engaging a prospective PCA. Confirmation of the methodology to meet recommendations (Report No 1399 Rev A, 1-20 inclusive) identified by J Squared, to address consequences of the staging, and impacts of staging of the works on the non-compliances identified but not addressed by the sprinkler installation - is provided in an Addendum by AE+D Fire (Ref: F2807 dated 30 August 2024).

1(g) undertaking that the modified development will remain substantially the same as the development originally approved: the Applicant, being Attunga Ski Lodge Ltd, intends to carry out all of the approved works described in the original Consent.

1(h) for a modification application that is accompanied by a biodiversity development assessment report: according to the original SEE by Dabyne Planning Part 4.1 'the clearing threshold cannot be triggered. Furthermore, the proposed works do not include any impacts on native vegetation and therefore BOS is not triggered, and no further assessment is required under the BC Act 2016'.

1(i) If the applicant is not the owner of the land: formal consent to this application has been sought from Kosciuszko-Thredbo Pty Ltd.

1(j) whether the modification application is being made to – neither (i or ii).

2 Noted.

3 Noted. Not applicable.

4 biodiversity credits information – refer above item 1(h).

6.0 CONCLUSION

The proposed development is the same as that approved under DA No 10659 dated 18 October 2021; this S455 (1A) Modification seeks to Stage the works over a multi-year timeframe with consecutive Staged CC/ OC's obtained from the PCA. Refer 1(e) above and Appendix 1 below for a detailed outline of the works with reference to DA Consent Condition B.8a+b 'Upgrading of Building'. Approval of this application to Stage the works will assist the proponent and their team to scope, financially resource, and procure the necessary design and construction activity to obtain the identified outcomes, namely improved fire safety and amenity of the building.

Prepared by: Vincent Myson Architect

MYSON + BERKERY ARCHITECTS PTY LTD

Registered Architect Vincent Myson #6543

A handwritten signature in black ink, appearing to be 'V Myson', with a long horizontal flourish extending to the right.

Vincent Myson

APPENDIX #1

1) Proposed staging of works – Stage 1: Refer Rev B plans

1. Install and commission an automatic internal sprinkler system* compliant with FPAA 101D, including connection to KT water mains located under Jack Adams path. Required as a mandatory Fire Safety Upgrade measure, and to address through the identified Performance Solutions a majority (10 of 17) of existing BCA 2019 Amndt 1 non-compliances. J2 Consulting Engineers 'Fire Safety Upgrade Master Plan' 21 November 2023, Report No 1399 Rev A – Final, for Attunga Ski Lodge Thredbo.
2. Upgrade of existing (Upper) car park civil and landscape elements, extending carpark width by 0.5m to the south east Lot boundary adjacent Jack Adams path.
3. Upgrade to achieve BCA compliance of main internal Fire Stair doors, internal balustrades + handrails, internal floor finishes and stair nosings (non-slip/ hi-vis edgings).
4. Address the remaining BCA non-compliances such as replacing internal door knob furniture with lever sets (approx. 10 x doors), new fire rated access panels to service shafts, upgrade boiler room double doors to be self-closing etc.
5. Removal of internal fibreglass spa unit (and associated plant, drainage and structure) and upgrade / making good to internal wall and floor substrates and finishes.
6. An interior FF+E (fixtures, fittings and equipment) refurbishment of the Dining, Guest Buffet joinery/ servery.

We note the Amendment to Design and Building Practitioners Regulation 2024 (The Act 2020), commencing 1 July 2024 that exclude temporary accommodation facilities + Class 3 (and 9c) buildings from being regulated building work under the ACT until 30 June 2025.

We note Condition B.7 of the DA has been addressed via the preparation of a Performance Solution Report by Able Access Design which can be provided.

APPENDIX #1 Contd

2) Proposed staging of works – Stage 2: Refer Rev C plans

We propose the balance of approved new works, and the remaining BCA non-compliance works, be completed in a second Stage, being contingent on the Lodge's financial position and builder availability closer to that time.

These works would include:

1. Upper ground floor deck/ roof extension located off the Upper Ground Floor. To include repair and remediation of external stone faced masonry walls (Lower Ground Floor Bed 4) and existing concrete deck waterproofing defects. New NCC compliant 'non-climbable' balustrading to be procured and fitted.
2. Modifications to the existing perimeter roof structure and roof cladding for control of snow deposition (snow dump), including for skylights and valley snow flashings, new structural snow barriers (snow stoppers). Re-paint the existing Colorbond roof sheeting, to match the original Colorbond colour.
3. Complete the substrate preparation, priming and re-painting of currently painted exterior walls and parts of the building (included here for full use of external scaffolding); and including the re-painting of interior elements disturbed by the primary works, such as sprinkler pipework fitting. Carpark, entry and external stairs; include new compliant balustrades, handrails and the modifications to existing steps/ exit stairs.
4. Upgrade/ replacement of existing Loft balustrade barriers at the Attic floor level.
5. An interior FF+E (fixtures, fittings and equipment) refurbishment of the Lounge and TV spaces is part of the Lodge overall brief.
6. Refurbishment of the Lower Ground Floor Main Entry/ Ski/ Change/ Drying and Laundry, including FF+E to facilitate 'ski to bike' winter/ summer usage changeover.
7. Complete re-painting of currently painted interior surfaces/ elements of the building.
8. New illuminated building signage at street level.
9. Attend to general maintenance/ defects present in the building, as identified by Lodge Caretaker.

APPENDIX #4

Review of DA Consent Conditions for Part B and Part C

Part B – Prior to the issue of a construction certificate (CC)

B.1 Construction Certificate (PCA to be engaged to assess and issue the relevant CC after the Staging proposal - subject of this MOD - has been approved).

B.2 Building Code of Australia compliance (a Stage 1 CC application for the relevant works will be prepared for the PCA, and Fire Safety provisions are being addressed by J Squared Engineering and AE+D Fire, with current AE+D endorsement being attached).

B.3 Structural drawings and design statement (Structural works are not proposed for the Stage 1 CC).

B.4 Building works plan (a Stage 1 CC application for the relevant works will be prepared for the PCA).

B.5 Specifications (a Stage 1 CC application for the relevant works will be prepared for the PCA).

B.6 Existing and proposed fire safety measures (a Stage 1 CC application for the relevant works will be prepared for the PCA, see also above comment at B.2).

B.7 Accessibility – Building Standards ‘*prior to the determination of any CC*’ (the Report by Able Access Design will be provided to the PCA as part of the Stage 1 CC application).

B.8a+b Upgrading of Building (details of the method to meet building upgrade requirements have been prepared, see also above comment at B.2; a Stage 1 CC application for the relevant works will be prepared for the PCA).

B.9 Environmental performance (a Stage 1 CC application for the relevant works will be prepared for the PCA).

B.10 Payment of the Long Service Levy (evidence in the form of a receipt, will be provided to the PCA).

B.11 Stormwater drainage plan (Stormwater works, as documented on Dwg A0-01A, are not proposed for the Stage 1 CC).

B.12 Signage (Signage works are not proposed for the Stage 1 CC).

B.13 Bush fire safety authority (a Stage 1 CC application for the relevant works will be prepared for the PCA).

Part C – Prior to the commencement of works

C.1a+b Notification of commencement (the PCA and the Applicant will notify the Department in writing prior to the commencement of physical work; also Staging of the development for the relevant construction Stage, commencement date and extent of works to be carried out, will be detailed with Stage 1 CC application).

C.2 Temporary fencing (location of temporary fencing will be co-ordinated with Lodge Caretaker and appointed Building Contractor at a pre-commencement meeting; Refer to the approved SEE Appendix C for details on Site Environmental Management Plan).

C.3 Implementation of site environmental management measures (Refer to the approved SEE Appendix C for details on Site Environmental Management Plan).

C.4 Plumbing and drainage works (pre-notification of NPWS Perisher Team / plumbing regulator and a notice of work are to be applied for and a copy provided to the PCA and the Department. The works at Stage 1 will be for sprinkler connections to the water supply main).

C.5 Demolition (Work plans / statement of compliance in accordance with AS 2601-2001 for Stage 1 – removal of fiberglass hot tub – will be provided to the PCA).

C.6a+b Machinery and storage (noted)

C.7 Termite protection (If new building work requires protection in accordance with AS 3660, details will be provided to the PCA).

C.8 Asset Protection Zone [APZ] plan (All land within the subject leasehold site must be managed as an IPA in accordance with Appendix 4 of PBP 2019; a Plan must be prepared in consultation with NPWS, submitted and approved by the Secretary or nominee – and provided to the PCA).

C.9 Vegetation management (If existing vegetation is to be trimmed or removed for works at Stage 1 in order to comply with RFS, discussions on site are to be held between the Applicant and NPWS. Details demonstrating compliance will be provided to the PCA).

C.10 Pre-commencement compliance report (a pre-commencement report addressing compliance with conditions in sections B and C, where relevant to Stage 1 works – will be provided to the PCA).

C.11 Compliance (noted).