

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.

~~DELETED~~ 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.

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PLANS

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.