

ATTUNGA SKI LODGE THREDBO

CC/OC #1 STAGE 1 Subsequent CC / OC stages at discretion of Attunga Ski Lodge

18 Nov 2025 for DA10659 / MOD 1

#	NON- COMPLIANCE	PS.1	PS.2	PS#1 – PS#6						Building/DTS + Other Works Recommendations	Initiated / Addressed
				1	2	3	4	5	6		
1	PS.1 Boiler room doors upgrade										
2	Main fire stairwell doors upgrade x6 Incl. auto close linked to FIP										
3A	SOU entry doors upgrade x25										
3B	Games room window protection										
4	Fire-rated access panels new upgrades to service shafts										
5	Laundry duct fire damper new upgrade										
6	Rooflight-to-rooflight protection										
7	Walls bounding SOUs - FRL compliance										
8	Basement egress non-compliance										
9	Main fire stairwell isolation upgrade										
10	Exhaust duct to basement exit stair										
11A	Internal stairs require non-slip nosing's										
11B	Main entry steps goings to comply - modify										
12A	Main fire stairwell - modify balustrades and add handrails										
12B	Replace external balustrades: a) balcony, b) car park balustrades, and c) upgrade attic barriers										
13	Basement external exit stair and south and west steps - add handrails										
14	Door lever handles in-lieu of knobs - replace x30										
15	Access Solution required (addressed by Able Access Design report)										 AAD Report obtained
16	Access Solution required (addressed by Able Access Design report)										 AAD Report obtained
17	Automatic sprinkler system and Alarm/ OWS/ FIP - install/ upgrade										
18	Install refrigerator indicator lamp (completed by install of new lamp)										 Indicator Light Replaced
19	External doors modified to open inwards x4										
20	External exit doors - address snow deposition x2										

LEGEND:

Non-compliances 1-20 itemised in J-Squared report No.1399 Rev.A - recommendations adopted
PS.1 (Fire Resistance) + PS.2 (Access + Egress) Performance Solutions by J-Squared
Fire Safety Upgrade Master Plan November 2023 [FSUMP]
PS#1 - PS#6 identified Performance Solutions by AE+D July 2021 (PBDB) - refer right
Building/ DTS + Other Works recommendations by J-Squared November 2023 [FSUMP]
Note: Staging endorsed by AE+D letter dated 30 August 2024 (REF: F2807)

PS#1: Plant room doors non-compliant
PS#2: Games room window non-compliant
PS#3: Velux roof lights x16 non-compliant
PS#4: Masonry walls FRL non-compliant
PS#5: Single basement exit non-compliant
PS#6: Main fire-isolated stair non-compliant