Munjarra Co-Operative Ski Club

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30 November 2024

Mark Brown

Alpine Resorts Team

Department of Planning, Industry and Environment

Dear Mark

STATEMENT OF ENVIRONMENTAL EFFECTS

SECTION 4.55(1A) MODIFICATION TO CONSENT TO DA 10683

13 Bobuck Lane Thredbo Village

I refer to the above Development Application (DA) for Munjarra Co-Operative Ski Club, 13 Bobuck Lane Thredbo. I act on behalf of Munjarra Co-Operative Ski Club.

**Background**

Development consent DA No.10683 for ‘*External alterations to an existing tourist accommodation building incorporating the replacement of the existing entry stairs, landing and* storage cage’ was issued by the Department of Planning, Industry and Environment on 15 August 2023.

Minor modifications are proposed, including changing the construction material of the entry stairs, landing, and storage cage floor from steel to concrete.

This modification application is made under Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (EP&A Act), noting that:

1. the proposed modification is of minimal environmental impact;
2. the development remains substantially the same as that for which consent was originally granted;
3. the application will be notified under the Community Participation Plan; and
4. any submissions received will be considered by the consent authority.

This modification application, accompanied by amended architectural plans, dated 5/11/2024, seeks to modify development consent DA. 10683 as follows:

* + Amend *condition A.2 - Approved documentation and plans* (to reference the amended plans)
  + Amend *condition B.11 – to change the construction material from steel to concrete*

**Proposed Modifications**

The following changes are proposed:

* Entry stairs and landing - Change in materials (steel to concrete)
* Storage cage floor - Change in materials (steel to concrete)

The proposed modifications require the following changes (shown in bold) to the Notice of Determination:

* Amend condition A.1
  1. *Development in accordance with approved documentation and plans*

*The development shall be in accordance with the:*

* + 1. *DA No. DA 10683 submitted by DM Planning on 15 August 2023*
    2. *supporting documentation submitted with that application (DA 10683)*
    3. *additional information received 30 October and 5 November 2024*
    4. *conditions of this consent including, but not limited to, the following:*

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Ref No.** | **Document** | **Title/Description** | **Author / Prepared by** | **Date** | **Document Reference** |
| 1 | Statement of Environmental Effects | Munjarra Lodge | - | - | - |
| 2 | Form 1 | Geotechnical Policy - Kosciuszko Alpine Resorts  Form 1 - Declaration and certification made by geotechnical engineer or engineering geologist in a geotechnical report | JK  Geotechnics Pty Ltd | **30 October**  **2024** | - |
| 3 | Geotechnical Assessment | Proposed Stair Refurbishment and Bike Storage Cage at Munjarra Lodge  13 Bobuck Lane, Thredbo NSW | JK  Geotechnics Pty Ltd | **30 October**  **2024** | **32993RHrpt2** |
| 4 | Plan | Index | TZ Design Pty Ltd | - | - |
| 5 | Plan | Notes - 1 | TZ Design Pty Ltd | - | - |
| 6 | Plan | Entry Stair Plan – Existing / Demolition | TZ Design Pty Ltd | **5 November**  **2024** | **306-01**  **Rev. E** |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| 7 | Plan | Entry Stair Plan - Proposed | TZ Design Pty Ltd | **5 November**  **2024** | **306-02**  **Rev. E** |
| 8 | Plan | Entry Stair Plan – Site / Location Plan | TZ Design Pty Ltd | **5 November**  **2024** | **306-04**  **Rev. E** |
| 9 | Plan | Site Photos | TZ Design Pty Ltd | **5 November**  **2024** | **306-06**  **Rev. E** |
| 10 | Plan | Cover Sheet Sheet 1 of 5 | Grounded | 20 March  2020 | S00  Rev. A |
| 11 | Plan | Stair and Mesh Plan Sheet 2 of 5 | Grounded | 20 March  2020 | S01  Rev. A |
| 12 | Plan | Stair Elevations and Sections  Sheet 3 of 5 | Grounded | 20 March  2020 | S02  Rev. A |
| 13 | Plan | Retaining Wall Details Sheet 4 of 5 | Grounded | 20 March  2020 | S03  Rev. A |
| 14 | Plan | Bike Storage Cage Sheet 5 of 5 | Grounded | 20 March  2020 | S04  Rev. A |
| 15 | Plan | Mountain Bike Store 3D Representation | Grounded | - | 107 3D01 |
| 16 | Plan | Mountain Bike Store  Section Through Between | Grounded | - | 107  SECTION |
| 17 | Plan | Mountain Bike Store Plan View No Mesh | Grounded | - | 107 PLAN |
| 18 | Plan | Mountain Bike Store Side Elevation | Grounded | - | 107  ELEVATION |
| 19 | Plan | Mountain Bike Store Front Elevation | Grounded | - | 107  ELEVATION |
| 20 | Plan | Munjarra Entry Stair 3D View | Grounded | - | 102 MP |
| 21 | Plan | Munjarra Entry Stair Mesh Plan | Grounded | - | 102 MP |
| 22 | Plan | Munjarra Entry Stair Member and Post Plan | Grounded | - | 102 MP |
| 23 | Plan | Munjarra Entry Stair Setout Plan | Grounded | - | 102 MP |
| 24 | Plan | Munjarra Entry Stair Elevation for Levels | Grounded | - | 102 MP |
| 25 | Plan | Discharge from Exits - Memorandum | Complete Certification Pty Ltd | 17 May  2022 | 00121 -  Memo |
| 26 | Plan | DA Lodgement Accessibilty Design Review | Complete Certification Pty Ltd | 30 May  2022 | 22107  Rev. A |
| 27 | Plan | Bushfire Construction Assessment for Wood Store and Bike Storage | Complete Bushfire Repots | May 2022 | 22125  Rev. 01 |
| 28 | Plan | Bike Storage Area – Proposed | TZ Design Pty Ltd | **5 November**  **2024** | **306-03**  **Rev. E** |
| 29 | Plan | North Elevation | TZ Design Pty Ltd | 17 January  2023 | 306-07  Rev. E |
| 30 | Bushfire Safety Authority | s100B – SFPP – Other Tourist Accommodation  13 Bobuck Lane,  Thredbo NSW 2625  7004//DP1119757 | NSW Rural Fire Service | 24  September 2021 | DA20210826 003614-  Original-1 |

* Amend condition B.11

Amend condition B.11 to reference the change in material from steel to concrete:

## B11. Materials and finishes

The approved materials and finishes shall be in accordance with the following, or as otherwise approved in writing by the Secretary or nominee:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | |  |  | |
|  | |  |  | |
| **Location** | | **Material** | | | **Colour** | |
| Storage Cage Metalwork  **Storage Cage Floor** | | Steel, Locker Group Pty Ltd in L76 Profile or similar  **Concrete** | | | Black or Wild Brumby Charcoal | |
| **Staircase**  balustrades | | **Concrete**  Steel | | | Black or Wild Brumby Charcoal | |
| **Landing and mesh** | | **Concrete** | | |  | |
|  | |  |  | |
|  | |  |  | |

Prior to the issue of the construction certificate, the Applicant shall confirm the materials and finishes and submit details to the Certifier. If the Department is not the Certifier, a copy of the documentation shall be submitted to the Department with the construction certificate.

**Scope of the modifications**

Section 4.55(1A) of the EP&A Act provides that a consent authority may, on an application being made by the Applicant or any other person entitled to act on a consent granted by the consent authority, and subject to and in accordance with the Environmental Planning and Assessment Regulations 2021 (EP&A Regulations), modify a consent if the following requirements in Table 1 are met:

|  |  |
| --- | --- |
| Section 4.55(1A) - Evaluation | Comment |
| (a) That the proposed modification is of minimal environmental impact |  |
| (b) The development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all) | The development to which consent was originally  granted was for ‘external alterations to an existing tourist accommodation building’. The modifications  are consistent with this description being the change in construction material for the stairs, landing and storage cage floor from steel to concrete (like for like). There are no changes to  the building footprint or building envelope. |
| (c) The application has been notified in accordance with the regulations | The consent authority will notify the modification in accordance with its Community Participation Plan  (CPP), November 2019. |
| (d) Consideration of any submissions made concerning the proposed | Any submissions will be considered by the consent authority. |

**Environmental Impacts**

The proposed alterations to the approved development are of minimal environmental impact. **Geotechnical considerations**

Please see the attached updated Form 1. and Geotechnical assessment dated 30 October 2024.

**Bushfire considerations**

The change in construction material from steel to concrete complies with the Bushfire Construction Assessment Report, May 2022, and the BAL rating as it is non-combustible.

**Conclusion**

The proposed modifications are modest and consistent with the provisions of section 4.55(1A) of the EP&A Act and therefore recommended for approval.

Yours faithfully,

Phil Alexander

Director

Munjarra Co-Operative Ski Club