

RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION

Reference EF21/9120

DA 10688

November 2021

Woodridge Lodge

Lot 619, DP 1118588

Valley Close, Thredbo

Kosciuszko National Park NSW 2625



1.0 RESPONSES TO REQUEST FOR ADDITIONAL INFORMATION

Requested information	Response
<i>Town Planning</i>	
<i>Revised Statement of Environmental Effects:</i>	
- <i>clearly describing the intended purpose, use and permissibility of the proposed building</i>	Please refer to attached Mills Oakely letter dated 21 November 2021
- <i>justification for intended BCA classification</i>	Please refer to attached Mills Oakely letter dated 21 November 2021
- <i>justification for Access and Traffic – access for people with disabilities</i>	Not applicable
- <i>section detailing consideration for and adherence to the Thredbo Village Master Plan (and amendments)</i>	Not applicable. Andrew Harrigan - Property and Development Manager for Kosciuszko Thredbo Pty Ltd has confirmed that there is no current 'Thredbo Village Master Plan'. We are unable to locate any document of this title.
- <i>clarification of the type and total of trees intended for removal, and whether there is an arborists report for the site</i>	3 trees were originally proposed to be removed as part of this DA, these 3 trees have now been removed separate to this DA. No trees are proposed to be removed as part of this DA, the SEE and Demo plan has been updated to reflect this
<i>Confirmation architectural 'Preliminary' Plans utilised in the Geotechnical report are the same as the 'DA lodgement' plans, and no amendments were made.</i>	Confirmed. Please refer to attached Geotechnical report dated 3 November 2021
<i>Detailed quantity surveyors report for the full proposed works, including complete cost of works breakdown and consideration for design costs associated with building to BAL FZ.</i>	Refer to attached "Thredbo Cost Plan"
<i>Confirmation whether the demolition of the existing building includes removal of any or all base slab and supporting structures both below and at ground level. This should also be clearly indicated on the demolition plan.</i>	Confirmed - includes removal of any or all base slab and supporting structures both below and at ground level Please refer to amended plan: <i>DA10 - Demolition plan (DA2)</i>
<i>Confirmation of what 'LND' refers to on the plans, and the facilities attributed to the area.</i>	'LND' refers to Laundry

<i>Engineering</i>	
<p><i>Detailed proposed development civil and stormwater drainage plans, including:</i></p> <ul style="list-style-type: none"> - <i>stormwater pits, soak pits, connections</i> - <i>existing service points to remain (if any)</i> - <i>stormwater capture zones, and overland flow direction</i> 	Please refer to attached Civil drawing 'C05 revision C'
<p><i>Consideration for impact of snow accumulation and melt on the western swale</i></p>	Please refer to attached Civil drawing 'C05 revision C'
<p><i>Confirmation from a qualified civil/ geotechnical engineer any absorbed stormwater and/or overland flow as a result of the development will not impact the slope stability of the land leading to Merits Creek and the bank</i></p>	Please refer to attached Geotech Report dated 3rd November 2021 for advice on slope stability
<i>Documentation and plans</i>	
<p><i>Provision of both aerial and cross section plans to scale of the existing building form.</i></p>	Please refer to existing approved DA 8399 drawing 'DA101' Plans, Sections & Elevations Provided for reference with this response.
<p><i>Provision of a clearly defined plan of the proposed development including landscaping and all setbacks against the proposed APZ Zones.</i></p> <ul style="list-style-type: none"> - <i>cross section(s) where any development (including building balconies, walls/building envelopes, and planting) encroachment occurs into the proposed APZ</i> 	<p>Bushfire notes added to amended drawings</p> <p>Please note that the required asset protection zone (APZ) is not based on a fixed setback from the lot boundary, instead the APZ is required from the proposed building setback to the lot boundary as described in bushfire assessment report - JD.109.21</p>
<p><i>Amendment to plans indicating compliance with:</i></p>	
<ul style="list-style-type: none"> - <i>Planning for Bushfire BAL FZ design requirements</i> 	Bushfire notes added to amended drawings
<ul style="list-style-type: none"> - <i>minimum building requirements for intended BCA classification/ building class and construction type</i> 	Notes added to Site Plan
<ul style="list-style-type: none"> - <i>minimum set back requirements and FRL</i> 	<p>Minimum setbacks are clearly shown on 'DA02 Site Plan' and tabulated in the SEE.</p> <p>No walls are proposed within 900mm of block boundary therefore FRL not applicable</p>

- AS1926.1 (lower ground level)	The 'Spa' is proposed to be a proprietary portable spa with lockable lid. Brand and model number TBA
- accessibility provisions, including but not limited to BCA D3.10 and section D Access and Egress	Not applicable
- Spa and sauna (including any septic tanks, discharge and intended use) to be constructed in accordance with applicable requirements of Public Health Act and Public Health Regulations.	The 'Spa' is proposed to be a proprietary portable spa with lockable lid. Brand and model number TBA

Amended plans correctly locating and indicating all proposed external stairs and indication of compliance with applicable Standards	No external stairs proposed
Vehicle turning movements diagram for in and out movement from the garage. Sufficient turning space is required to ensure vehicles can drive out in a forward direction when leaving the site and out of Valley Close, without impacting or causing pedestrian safety risks. - Confirmation required whether the adjoining gravel car parking space associated with Lot 619, will be maintained/ kept once the proposed development is complete.	Please refer to attached drawing C10 revision C Confirmed - the adjoining gravel car parking space associated with Lot 619, will be maintained/ kept once the proposed development is complete.
Consideration for any impacts to building and bushfire safety designs from snow accumulation and melt along western building side.	Sill of Lower Ground west facing windows lifted by 250mm for snow safety. Please refer to amended drawing DA20 – Elevations 1 (DA2)
Safety barriers - consideration for snow accumulation on the eastern 'lawn' and potential hazard/fall safety risks attributed to the edge above the garage.	Safety barrier raised by 200mm