

Myson + Berkery Architects

ACN 128 199 904

20 May 2021

Attunga Ski Lodge Thredbo
craig.calder@thinkcleargroup.com

Dear Craig

Re: **DA#10659 assessment / BCA Non-compliance
Attunga Ski Lodge, 4 Jack Adams Path THREDBO**



Planning,
Industry &
Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 10659

Granted on the 18 October 2021

Signed M Brown

Sheet No 19 of 21

We write regarding the Attunga DA assessment process, with respect to an informal request for 'Performance Solutions' (PS) to address non-compliances that *may* alter the design of the building as identified in the J Squared Consulting Engineers Report, Rev A, dated 19/11/19. The non-compliance matters are listed in the Report Executive Summary as No's 1 thru 20.

On behalf of Attunga Ski Lodge, we had sought fire services input in both early and late 2020, with written advice obtained indicating that - 'new sprinkler standards have been developed', that 'these provide a more cost-effective sprinkler installation', and 'the sprinkler system will help support the PS required for this building'. An internal sprinkler system will be designed and installed to comply with this new EP&A/ BCA requirement. Based on the above, we do not envisage such PS altering the design of the proposal, including the internal sprinkler system mentioned above.

The consultancy team for this project, after receiving DA Consent Conditions, will act to prepare a Fire Engineering Report (FER) for the property that will address the non-compliances raised in the J Squared Consulting Engineers Report, either by Performance Solution (PS), or by other specified remedial works.

Our recommendation to Attunga Ski Lodge is to engage the sub-consultants - following issuance of the DA Consent Conditions; noting there is precedent for a 'Draft' set to be made available for applicant review and comment, prior to determination.

We further note that receipt of DA Consent Conditions within the next month will enable us to remain on program to have all necessary designs, approvals and procurement systems in place for construction commencement in Summer 2021. Delays in receiving the Conditions of Approval beyond June/ July 2021 will place this timeline at risk.

We thank you again for the opportunity to assist Attunga Ski Lodge with the project.

Yours faithfully

MYSON + BERKERY ARCHITECTS PTY LTD

Nominated Architect NSW #6543/ ACT #2332: Vincent Myson

M: 0425 304 412