

STATEMENT OF ENVIRONMENTAL EFFECTS

Modern Mountain Construction
Peter Higgins
PH: 0401 665 201
Lic: #202321C

Proposed Internal Alterations
Cabins #1, #11: Riverside Cabins
LOT 772 Diggings Terrace, Thredbo

Introduction:

Modern Mountain Construction has been employed to prepare a DA, SEE, and SEMP for proposed works to Cabins #1, #11. We have also been contracted to complete some of the works.

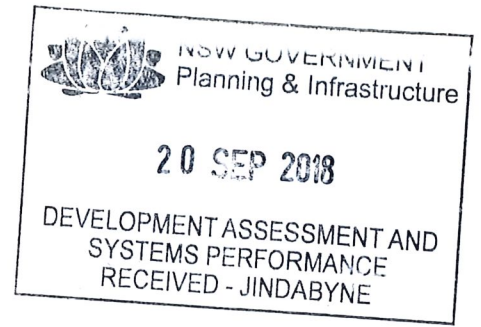
Fig. 1
Existing Ladder



The current construction utilizes a ladder to access the main sleeping area (loft). This ladder does not meet current access regulations, and is a hazard to those who use it. The proposed works will remove the ladder and cupboards, to be replaced with a new staircase. This stair will provide safe and easy access between the main sleeping area and the living/kitchen/bath areas.

The proposed alterations, while improving safety, will not meet requirements set forth within the BCA. The rise and going of the staircase will not fit within the listed parameters. The proposed staircase is successful. Due to the steepness of the incline and the shortness of the step, they make for "Easy Going" under the guidelines of good building practice. (They will be comfortable to walk). An "Alternative Solution" will be submitted with the CC.

The purpose of the SEE is to describe the location and proposed works to the site, along with environmental effects they may bring.



Location: Kosciusko National Park

The site is located within Lot 772 Diggings Terrace, Thredbo. Riverside Cabins complex is a network of loosely connected cabins with correct fire protection and parting walls to current codes and guidelines. Cabin #1 and #11 are located near the beginning of the complex down common access staircases.

There are no planned works to the exterior of the building, nor surrounding areas. There are no plans to alter or affect any fire barriers or protection sensors.

Fig. 2
Site map

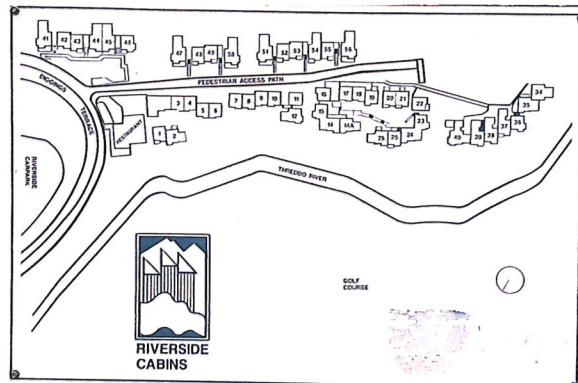


Fig. 3
Typical Cabin
Facade



**Proposed
Works:**

Development

Replace existing ladder access with a staircase to improve ease and safety when accessing the upstairs main sleeping quarters (loft).

Cabin #11: Remove kitchen/entry wall. Wall is non-structural in nature as floor joist span runs in parallel with the top plate. Replace kitchen with similar layout.

Ladder and cupboards are to be removed and disposed. Joists and flooring will be altered to suit the new stair well. Staircase with 2x sets of kite winders will be installed; entering the loft on the east wall and entering the lounge in a westerly direction. New cupboards will be constructed underneath with allowance for TV, lights, and storage. Stairs will be constructed of MDF board and carpet finish.

The proposed staircase cannot achieve compliance within the Building Code of Australia (BCA) due to restrictions in the size of the area available. An alternative solution will be presented outlining the exact details of the staircase and previous successful precedents set.

Environmental Planning Assessment:

- Cabins are commercial properties used for the purposes of "Tourist Accommodation"
- The proposed staircase will provide a safe access to the main sleeping area (loft)
- The proposed works are internal only, and therefore will mitigate any external environmental impact.
- Works will not result in any additional floor space. The works will not alter the number of beds and therefore will not impact Thredbo Village waste, sewage, or other infrastructure in any way.
- The proposed works will enhance any guest experience as we aim to make the cabin safer for all who use it, regardless of age.
- The proposed alterations do not affect any fire rating, communal issues, common areas, or landscaping.
- KNP will not be affected in any way by our internal staircase installation. (Please refer to SEMP)
- Works are internal only, and therefore no notification to sub-lessees is required
- Works will commence between the hours of 7:00am and 5:00pm Mon-Fri. during non-holiday periods.

Accessibility

- Riverside Cabins is a collection of 58 individually owned apartments. The common property is owned and managed by Riverside Cabins Owners Corp.
- Access to Cabins 1 and 11 is via common property not owned or managed by the sub-lessees of the cabins, and is not subject of this Development Application
- It is our understanding the individual Premises are exempt from requirements of the Access Standards due to their building class and the fact that they are individually owned and not part of a single ownership complex.

Conclusion:

The works listed above provide a more practical and safe means of accessing the main sleeping quarters. The primary user being: tourism.

The works listed above are internal in nature, and do not affect the number of guests. Therefore they will have no environmental impact to the region or KNP.

The works follow a precedent set by previous cabins and will result in the general improvement for the tourist experience.