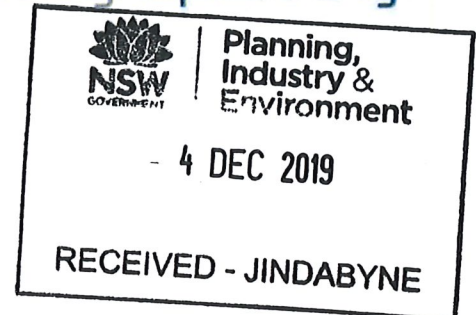


dabyneplanning

Daniel James
Team Leader
Department of Planning & Environment
Alpine Resorts Team
Shop 5A, Snowy River Ave
Jindabyne NSW 2627



Dear Daniel,

Re: S.4.55 (1A) Modification of DA 9373 for Additions and Alterations at 'Melaleuca 1', Diggins Terrace, Thredbo Alpine Resort

The Applicant and sub-lessee has engaged the services of Dabyne Planning Pty Ltd to review the original approved development in context with the Bushfire Assessment Report prepared in January 2018.

The original bushfire assessment determined that:

Based on the slope, distance of the site to the predominant vegetation class, being 25m to Forest (with a continuous canopy), located upslope; the category of Bushfire Attack in accordance with Table A2.4.4 in AS3959-2009 is 'BAL-19'.

Therefore the proposed additions and external alterations are required to be constructed to BAL-19 in accordance with AS 3959-2009.

A review of the proposed modifications has determined that the revised design includes a steel (non-combustible) permanent steel stair case and a steel (non-combustible) carport over the existing timber hard stand area at the front and side of the property, closest to the predominant vegetation that poses a bushfire risk, located upslope.

The carport is located more than 25m from the identified Forest located upslope and therefore the original conclusion is still applicable:

'With the proposed new external additions and alterations to be constructed in accordance with construction level BAL 19 under AS3959-2009, the proposed development can achieve an improved bushfire risk outcome, particularly with the enclosure of the sub-floor area and removal of the tree below level 1 and trimming of a tree on the western side of the building'.

Regards

A handwritten signature in black ink, appearing to read 'I. Pasalich', written in a cursive style.

Ivan Pasalich
Principal

21 October 2019