

03 June 2022

DESIGN STATEMENT PROPOSED MODIFICATIONS

BLACKBEAR THREDBO
30 DIGGINGS TERRACE
THREDBO VILLAGE, NSW, 2625

This S4.56 (2) modification application seeks to amend the current DA approval.

The modification (reduction) in the west and eastern boundary window height will improve the visual amenity (privacy) of the neighbouring properties and also the building occupants, and incorporate fire protection screens. These window changes will also enhance the buildings energy and fire safety performance.

The modification to the external building finishes / materials seeks only to rationalise and clarify the use of the DA approved building materials. The use of natural building materials (stone) is increased, in particular, to the streetscape façade.

This amendment does not seek to change the approved building envelope, except for the design of the entry lobby to accommodate statutory fire services for building safety. The visual aspects, sightlines, and visual corridors are maintained as the DA approved building scheme in every respect.

This amendment does not change the form or scale or mass of the building. The changes sought will not impact on the use of the building or its overall visual presentation.

Yours faithfully,



Brian Bass
Director

The following list describes all changes between the scheme of Determination of Development Application by Grant of Consent of Black Bear Inn, approved on 17 May 2021, and the documents subject to the S4.56 Application.

Item	Change(s)	Drawing Sheet Ref.
2.1	Level 2 RL lowered by 75mm	A – 1002 – Level 2 - GA Plan
2.2	Reconfiguration of bathrooms and laundry for Apartment 201 and 202	A – 1002 – Level 2 - GA Plan
2.3	Addition of ventilation louvers for 201 private storage room	A – 1002 – Level 2 - GA Plan
2.4	Reconfiguration of bedroom joinery for both 201 and 202	A – 1002 – Level 2 - GA Plan
2.5	Reposition of retaining wall outside eastern bedroom window of 202	A – 1002 – Level 2 - GA Plan
2.6	Correction of misalignment of 202 balcony (within approved boundary outlines)	A – 1002 – Level 2 - GA Plan
3.1	Extension of floor plate behind storage room	A – 1003 – Level 3 - GA Plan
3.2	Additional door to residential lift and fire exit	A – 1003 – Level 3 - GA Plan
4.1	Extension of floor plate of 401A bedroom above the vehicle ramp while maintaining the min. vehicle ramp headroom clearance	A – 1004 – Level 4 - GA Plan
4.2	Additional window to 401A bedroom	A – 1004 – Level 4 - GA Plan
4.3	Reconfiguration of 401A entry	A – 1004 – Level 4 - GA Plan
4.4	Reconfiguration of 401A bedroom joinery	A – 1004 – Level 4 - GA Plan
4.5	Redesign of 401B to non-accessible/adaptable unit	A – 1004 – Level 4 - GA Plan
4.6	Increase 401B master ensuite size to include a bathtub	A – 1004 – Level 4 - GA Plan
4.7	Amalgamation of 402A and 402B	A – 1004 – Level 4 - GA Plan
4.8	Increase of 402 master ensuite size to include a bathtub	A – 1004 – Level 4 - GA Plan
4.9	Additional fire door to Level 4 lobby	A – 1004 – Level 4 - GA Plan

4.10	Redesign of building entry to include fire service equipment room	A – 1004 – Level 4 - GA Plan
4.11	Redesign of fire exit and bin store room to include wet fire service equipment	A – 1004 – Level 4 - GA Plan
4.12	Adjustment of vehicle ramp turning point RL	A – 1004 – Level 4 - GA Plan
4.13	Addition of bollard	A – 1004 – Level 4 - GA Plan
5.1	Amalgamation of 501A and 501B	A – 1005 – Level 5 - GA Plan
5.2	Repurpose of 501 media room to bedroom	A – 1005 – Level 5 - GA Plan
5.3	Reposition of 501 master bedroom door	A – 1005 – Level 5 - GA Plan
5.4	Reconfiguration of 501 shared bathroom, powder room and laundry	A – 1005 – Level 5 - GA Plan
5.5	Increase 501 master ensuite size to include a bathtub	A – 1005 – Level 5 - GA Plan
5.6	Amalgamation and redesign of 502A and 502B	A – 1005 – Level 5 - GA Plan
5.7	Additional window (x1) to 502 bedroom	A – 1005 – Level 5 - GA Plan
5.8	Additional window(x1) to 502 dining room	A – 1005 – Level 5 - GA Plan
5.9	Redesign of canopy overhang	A – 1005 – Level 5 - GA Plan
6.1	Repurpose of 601 media room to bedroom	A – 1006 – Level 6 - GA Plan
6.2	Reconfiguration of 601 bedroom (originally media room) and ensuite	A – 1006 – Level 6 - GA Plan
6.3	Repurpose of 602 media room to bedroom	A – 1006 – Level 6 - GA Plan
6.4	Reconfiguration of 602 bedroom (originally media room) and ensuite	A – 1006 – Level 6 - GA Plan
6.5	Reposition of roof access hatch	A – 1006 – Level 6 - GA Plan
6.6	Reduce the numbers of chimneys from 6 to 2	A – 1006 – Level 6 - GA Plan
7.1	Roof: Clarification of roof structure – timber and steel, with concrete finish (as per DA approval)	A – 1007 – Roof - GA Plan

8.1	Change Level 3 Carpark north elevation fixed glazed front to aluminium louvers	A – 3001 – North Elevation
		A – 3003 –East Elevation
	Change Level 3 Carpark west and east elevations windows to aluminium louvers	A – 3004 – West Elevation
9.1	Reposition of outdoor parking structure	A – 3002 – South Elevation
9.2	Adjustment of bin store finishing ceiling height, including recessed planter box	A – 3002 – South Elevation
10.1	Redesign of external cladding to east elevation: - ST to MT2 (partially)	A – 3003 –East Elevation
10.2	Raise the window sill of all level 2 – level 6 east elevation windows to approx. 740mm above finishing floor level	A – 3003 –East Elevation
10.3	Addition of fire attenuation screens to all required windows on west elevation	A – 3003 –East Elevation
11.1	West elevation: Redesign of external cladding: - ST to MT2 (partially)	A – 3004 – West Elevation
11.2	Raise the window sill of all level 2 – level 6 west elevation windows to approx. 740mm above finishing floor level	A – 3004 – West Elevation
11.3	Addition of fire attenuation screens to all required windows on west elevation	A – 3004 – West Elevation