



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.56 Modification Application

No MOD 22/8121 (DA 10064 MOD 2)

Granted on the 23 December 2022

In respect to DA 10064

Signed M Brown

Sheet No 41 of 68

PopovBass

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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

Nominated Architect
Brian Bass nsw arb 6470
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