



**BLACK BEAR**

Daniel James  
Team Leader, Alpine Resorts Team  
Department of Planning and Environment

Reference:  
Black Bear  
Lot 794 DP 1119757  
MOD 22/8121 (DA 10064)

Site Address:  
30 Diggings Terrace  
Thredbo Alpine Resort  
Kosciuszko National Park

24.11.2022

Dear Daniel James,

Your letter dated 25 October 2022 states that the Department does not support the removal of both the accessible unit and reception area proposed in the modification. The reasoning provided was that the Department considered the development was determined of being capable of being considered class 3 building classification under the BCA.

It was recommended that revised plans be prepared before the development assessment could continue. We have therefore revised the submission to provide an accessible unit, and nominated Apartment 401B as 'Accessible Studio Apartment'. Please see revised plan A-1004 [K] Level 4 GA Plan.

During design development stage the engineering required a fire pump room be provided. The ideal location is accessible directly from the street and at the front of the building. The oversized and potentially unused reception area was considered by our consultants to be the best location.

Provided with our resubmission are letters from Head-lessee Kosciuszko Thredbo Pty Ltd and local real estate agent Forbes Stynes, whom manage a lot of tourist accommodation in Thredbo and the Snowy Mountains. These letters provide some further reasoning as to why a large reception area is considered unnecessary.

A small lobby was, and still is, located at the entry which provides an area for a desk/bench and stools. This provision is considered sufficient for the intended use of the building.

We trust that having this lobby area and providing an accessible unit will allow the Department to continue its assessment and provide its support.

Should you require any further information, please contact me at any time on, 0418 625 404.

Yours Sincerely,

John Fielding  
Director



**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 65 of 68**