

## Amendment of Development Application 23/3863 (PAN-313916)

### Legislative Requirements

This amendment to Development Application (DA) 23/3863 (PAN-313916) is being made under Section 37 of the *Environmental Planning and Assessment Regulation 2021*.

37 Amendment of development application	Consideration
(1) An applicant may, at any time before a development application is determined, apply to the consent authority for an amendment to the development application.	The DA is current under assessment in the NSW Planning Portal (Ref: PAN-313916).
(2) The application must be made on the NSW planning portal.	The application has been made on the NSW planning portal.
(3) If the application relates to State significant development — (a) the application must be in the approved form, and (b) the applicant must have regard to the State Significant Development Guidelines in preparing the application.	Not applicable.
(4) If the amendment relates to a BASIX certificate that accompanied the original development application only, the development application may instead be amended by submitting on the NSW planning portal — (a) a new BASIX certificate to replace the current BASIX certificate for the original development application, or (b) if a new document is required or a document that accompanied the original development application requires amendment — the new or amended document.	Not applicable.
(5) If the amendment will result in the development differing materially from the description contained in the BASIX certificate that accompanied the original development application, the application must be accompanied by a new BASIX certificate that takes account of the amendment.	Not applicable.
(6) If the amendment will result in a change to the development, the application must contain details of the change, including the name, number and date of any plans that have changed, to enable the consent authority to compare the development with the development originally proposed.	The details of the change to the development application are outlined in the subsequent section.  Details of the name, number and date of plans that have changed are outlined in the subsequent section.
(7) A requirement to use the NSW planning portal under this section does not apply if the development application is subject to proceedings in the Court.	Not applicable.

### Details of Amendment

This amendment to DA 23/3863 includes the works outlined below:

- Reinstatement of five (5) ticket windows on the Valley Terminal (VT) Guest Services building (**Figure 1**);
- Installation of five (5) TV screens above the ticket windows;
- Replacement of timber cladding on the underside of the VT Guest Services awning with like-for-like timber material (**Figure 2**).

The Guest Services building is located on the same lot as the main Valley Terminal building. The proposed amendment is largely the same as the original proposal i.e. replacement of cladding and window replacement in the areas identified above. Note, approval is not being sought for cladding and window replacement on the entire Guest Services building. The materials and colours for the proposed works will be in keeping with the existing buildings.



Figure 1: Ticket windows to be re-instated with new windows



Figure 2: Cladding on underside of awning to be replaced with like-for-like materials

## Changes to Existing Documentation

The following table outlines the name, number and date of any documents or plans that have been updated.

Document	Existing document to be superseded	Replacement	Summary of changes
Statement of Environmental Effects	Statement of Environmental Effects: External Maintenance Work to Valley Terminal Building, Rev 01, February 2023, Accent Town Planning	Statement of Environmental Effects: External Maintenance Work to Valley Terminal Building + Guest Services Building, Rev 01, September 2023, Accent Town Planning	Updated report to capture the works proposed on the Guest Service building, and address the additional information request letter by the Department of Planning and Environment dated 26 April 2023 (reference DA 23/3863)
Bushfire Hazard Assessment Report	Bushfire Hazard Assessment Report: External Maintenance Work to Valley Terminal Building, Rev 01, November 2022, Accent Town Planning	Bushfire Hazard Assessment Report: External Maintenance Work to Valley Terminal Building + Guest Service Building, Rev 02, September 2023, Accent Town Planning	Inclusion of Guest Service building scope of work.
Biodiversity, Aboriginal & Cultural Heritage Assessment	Biodiversity, Aboriginal & Cultural Heritage Assessment: External maintenance work to Valley Terminal Building, Rev 01, February 2023, Accent Town Planning	Biodiversity, Aboriginal & Cultural Heritage Assessment: External maintenance work to Valley Terminal Building, Rev 02, September 2023, Accent Town Planning	Inclusion of Guest Services building scope of work.
Cost of Works	Estimated Cost of Works, Valley Terminal External Works, 7 June 2023, Kosciuszko Thredbo Pty Ltd	Cost Estimate Report, External building alterations to Valley Terminal and Guest Services Buildings, 06/11/2023	With consideration of recent advice from the Department of Planning and Environment, the cost estimate has been revised by a suitably qualified person as defined in the Planning circular: Calculating the genuine estimated cost of development (PS 21-022). The revised estimate also includes the 5 ticket windows, 5 TV screens and replacement of cladding on underside of awning on Guest Services building.
Site Environmental Management Plan	Site Environmental Management Plan, Valley Terminal External Building Alterations, Rev 1, 07 June 2023, Kosciuszko Thredbo Pty Ltd	Site Environmental Management Plan, Valley Terminal External Building Alterations, Rev 2, 31 July 2023, Kosciuszko Thredbo Pty Ltd	Inclusion of Guest Services Building scope in the Project Overview.

Document	Existing document to be superseded	Replacement	Summary of changes
Architectural plan	A0.101, A, COVER SHEET, 21/06/23	A1.001, C, COVER SHEET, 07/09/23	Project title & description update
Architectural plan	A2.101, B, ELEVATIONS, 21/06/23	A1.002, D, ELEVATIONS MAIN BUILDING, 07/09/23	Project title & description update
Architectural plan	A2.102, B, DETAILS, 21/06/23	A2.102, D, MATERIAL PALLETTE, 07/09/23	Project title & description update

### Additional Supporting documentation

The following table outlines the additional supporting documentation for the amendment to DA 23/3863.

Document	Title	Prepared by
Site Plan	Site Plan: Valley Terminal External Building Alterations (DA 23/3863), Rev C, 24/10/2023	Kosciuszko Thredbo Pty Ltd; KOS
Heritage Impact Statement addendum	Addendum to Statement of Heritage Impact – Issue C, Proposed External Work, Valley Terminal + Guest Services Building, Friday Drive, Thredbo Village	GBA Heritage
Architectural plan	A1.003, B, ELEVATIONS GUEST SERVICES, 07/09/23	DJRD Architects, SM