

14 July 2023

DESIGN STATEMENT PROPOSED MODIFICATIONS

BLACKBEAR THREDBO
30 DIGGINGS TERRACE
THREDBO VILLAGE, NSW, 2625

This S4.56 (3) modification application seeks to amend the current DA approval.

The required egress/ingress at Level 1 has been relocated to align with the adjacent natural ground levels and remove the stair to Level 0, thus reducing excavation on the site and the need for a change of level in the approved restaurant floor.

Planning of the restaurant, amenities and storage areas have been modified to suit the new external entry location. The layout of the restaurant has been simplified to provide for flexible fit out options (subject to future DA).

As all apartments are provided with storage cages, the apartment entry door location on Level 2 has been modified so that the approved private storage areas are incorporated into the apartments. This will increase the amenity to Apartments 201 and 202.

Level 5 apartments internal layouts have been modified. The rooms are generally in the same locations; however, the design has been further refined and these amendments are reflected in the revised plans.

The void above the entry has had the form amended to resolve the interface between the ceiling of the entry lobby and the void. This has resulted in slightly narrower window to the void facing the street.

Service coordination has been ongoing and as a result there are small modifications to service risers and the lift shaft size. Services have been located behind the approved parapet on the roof. The modification does not alter the approved parapet height. The location of the grease trap to suit the revised restaurant layout and services design development.

This amendment does not seek to change the approved building envelope, except for the deletion of Level 0.

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