



BLACK BEAR

RESPONSE TO PUBLIC SUBMISSIONS


Project:
Black Bear Inn

Site Information:
Lot 794 DP 1119757

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

Date:
28th August 2023

Reference
DA10064 (MOD3)

	Department of Planning and Environment
<small>Issued under the Environmental Planning and Assessment Act 1979</small>	
Approved Section 4.56 Modification Application	
No	MOD 23/10039 (DA 10064 MOD 3)
granted on the	7 September 2023
In respect to	DA 10064
Signed	Z Derbyshire
Sheet No	90 of 90

This is a response to public submissions received by the Department of Planning and Environment provided to the applicant, Hidali Pty Ltd by Alpine Resort Team assessing officer Zac Derbyshire on 22 August 2023.

Most of the concerns raised by the public relate to the pathway at the rear of the building. It should be noted that this path has been approved by the department under a separate application, and a construction certificate issued, and construction substantially commenced. The path does not form part of this application for modification of approved development.

The ingress/egress from the rear of the development is already approved, and is required for safe evacuation. Any concerns over it use have been addressed by the condition of approval A.11 and conditions imposed on the pathway approval. The application makes no request to amend these condition or its approved use.

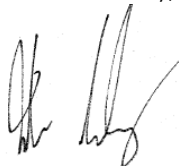
The submissions could be considered as simply semantics over the 'new external entry location' vs 'new location of external entry' as the application seeks only to amend its approved location to better suit existing typography.

Concerns or opinions over the developments inclusion of a Restaurant (noting that a restaurant existed on the site prior to the development taking place) should be directed to the head-leasee Kosciuszko Thredbo Pty Ltd as this was imposed on the development for the benefit of the village and to provide additional facilitates to those using the resort.

Further, the fit-out and operation of this restaurant is subject to a future development application and does not form part of this application.

Should you require any further information please do not hesitate to contact me at any time on; 0418 625 404.

Yours Sincerely,



John Fielding
Director