

## Initiator details

Title	
First given name	Eva
Family name	Ma
Contact number	0420206362
Email	admin@bellevarde.com.au

## Applicant contact details

Title	Ms
First given name	Elaine
Other given name/s	
Family name	Yang
Contact number	0405053156
Email	elaine@bellevarde.com.au
Address	4/28 Bougainville Street, Manuka ACT 2603
Application on behalf of a company, business or body corporate	Yes
ABN	63001550787
ACN	001550787
Name	HIDALI PTY LTD
Trading name	BLACK BEAR INN
Is the nominated company the applicant for this application	Yes

## Owner/s of the development site

Owner/s of the development site	A company or business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	HIDALI PTY LTD
ABN / ACN	001 550 787

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

## Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	No
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## Development details

Application type	Modification Application
On what date was the development application to be notified determined	17/05/2021
Type of modification requested	Section 4.56 of the Act
Development Application number of the consent to be modified	DA10064

Description of the proposed modification	<ul style="list-style-type: none"> <li>- Removal of void to common corridor;</li> <li>- Refinements of locations of approved external finishes;</li> <li>- Concrete planter box revised to aluminium planter box; and</li> <li>- Minor rearrangement of internal layout</li> </ul>
Was the DA applied for via the NSW Planning Portal?	No
Which Environmental Planning Instrument (EPI) applies to your development application?	State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007.
Site address #	1
Street address	30 DIGGINGS TERRACE THREDBO 2625
Local government area	SNOWY MONARO REGIONAL
Lot / Section Number / Plan	794/-/DP1119757 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Terrestrial Biodiversity</p> <p>Bushfire Prone Land</p> <p>Land near Electrical Infrastructure</p>

#### Proposed development

Selected common application types	Alterations or additions to an existing building or structure Demolition Erection of a new structure
Selected development types	Car park Storage premises Tourist and visitor accommodation Serviced apartment Restaurant or cafe
Description of development	Demolition of existing building and erection of a 7-storey building, comprising nine apartments including an accessible apartment; car parking; all to be used as serviced apartments for tourist accommodation at 30 Diggings Terrace, Thredbo Village .
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	No
Monday	7:00 AM - 6:00 PM
Proposed to operate 24 hours on Tuesday	No
Tuesday	7:00 AM - 6:00 PM
Proposed to operate 24 hours on Wednesday	No
Wednesday	7:00 AM - 6:00 PM
Proposed to operate 24 hours on Thursday	No
Thursday	7:00 AM - 6:00 PM

Proposed to operate 24 hours on Friday	No
Friday	7:00 AM - 6:00 PM
Proposed to operate 24 hours on Saturday	No
Saturday	7:00 AM - 1:00 PM
Proposed to operate 24 hours on Sunday	No
Sunday	-
Dwelling count details	
Number of dwellings / units proposed	12
Number of storeys proposed	7
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	1
Number of proposed occupants	
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
Total net lettable area (m2)	
Cost of development	
Please provide the estimated cost of the development	\$9,979,000.00
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member of the organisation assessing the application?	No
Does the applicant or owner have a relationship with any staff of the organisation assessing the application?	No
Political Donations	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

#### Fee estimates

Works	
What type of modification application is requested?	Section 4.56 of the Act
What was the fee for the original DA?	\$15,684.76
What was estimated cost of the DA?	\$9,979,000.00
The S4.55 modification is to be referred to a SEPP65 design review panel	No
Development requiring public exhibition	
The S4.55 modification is to be exhibited	No
Total Fee Payable to the Department	

#### Sustainable Buildings

Is the development exempt from the <a href="#">State Environmental Policy (Sustainable Buildings) 2022</a> Chapter 3, relating to non-residential buildings?	No
Has the proposed development been designed to enable any of the following sustainability measures?	<p>The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials</p> <p>A reduction in peak demand for electricity, including through the use of energy-efficient technology</p> <p>A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design</p> <p>The generation and storage of renewable energy</p> <p>The metering and monitoring of energy consumption</p> <p>The minimisation of the consumption of potable water</p>
Provide further detail on the general sustainability provisions and list any relevant documents that accompany this application	
Is the development seeking certification from a sustainability rating system?	No
<b>Embodied emissions for non-residential developments</b>	
Does the NABERS Embodied Emissions Materials Form accompany this application? This is a mandatory document for your development type.	Yes
Provide details of the qualified person certifying the embodied emission amounts disclosed in the form	
First Name	Manuel
Family Name	Basiri
Professional Qualification	NABERS assessor
Registration Details	20316
Business Name	The Trustee for BASIRI FAMILY TRUST
ABN	28236022071
Has a voluntary NABERS Agreement to Rate relating to embodied emissions been prepared for each prescribed large commercial development type?	No
<b>Low Emissions Construction Technologies</b>	
Describe any low emissions construction technologies incorporated in the development	<p>- Recycled context, materials</p> <p>- Locally sourced materials</p>
Is the development designed to retain or reuse an existing building on site?	No
Is the development designed to use recycled materials from the site or elsewhere?	Yes
Provide details	Locally sourced / recycled natural stone cladding
Has a whole of Life Cycle Analysis (LCA) been prepared for this development?	Yes
<b>Other consideration for large commercial development</b>	
Is the development a prescribed large commercial development that involves any of the following:	No

#### Payer details

The *Environmental Planning and Assessment Regulation 2021* and consent authority's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be

payable based on the consent authority's adopted fees and charges. If your development needs to be advertised, the consent authority may charge additional advertising fees.

Once this application form is completed, it and the supporting documents will be submitted to the consent authority for lodgement, at which time the fees will be calculated. The consent authority will contact you to obtain payment. Note that the application may be rejected if the fees are not paid.

Fee payment will be made by:

Company Name	Hidali Pty Ltd
ABN	
ACN	001 550 787
Trading Name	Black Bear Inn
Contact Name	Heather Benton
Contact Number	02 6295 2928
Email address	heather@bellevarde.com.au
Billing address	4/28 Bougainville Street Manuka ACT 2603

#### Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	A - 3001[P] _North Elevation A - 3004[P] _West Elevation A - 3002[P] _South Elevation A - 3003[P] _East Elevation A - 4001[P] _Section AA' - General
Generated Pre-DA form	Pre-DA form_1727341138.pdf Pre-DA form_1726842015.pdf
NABERS Embodied Emissions Materials Form	NABERS Embodied Emission
Other	03 10 2024 Lot 794 Black Bear Mod 4 NABERS Embodied Emission_PAN-466735 Statement of Changes_MOD4_REV C
Site Plans	A - 1005[P] _Level 5 - GA Plan A - 1004[P] _Level 4 - GA Plan A - 1006[P] _Level 6 - GA Plan A - 1007[P] _Roof - GA Plan
Statement of environmental effects	Statement of Environmental Effects - Black Bear Inn, Thredbo

#### Applicant declarations

I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	

#### Lodgement details

Outcome of the pre-lodgement review	Application was lodged
Description provided for return reason	
Date on which the application was returned	1/01/1970
Applicant paid the fees?	Yes
Total fee paid	\$5,742.60
Invoice number	4000001644
Date of payment	10/10/2024
Consent authority's unique identification number	MOD 24/14453
Date the application was accepted by the consent authority	10/10/2024