

## Applicant contact details

Title	Mr
First given name	Paul
Other given name/s	
Family name	Kupacz
Contact number	0422411867
Email	hinooninvoiceofficer@gmail.com
Address	12 BANJO DRIVE THREDBO 2625
Application on behalf of a company, business or body corporate	Yes
ABN	13656370839
ACN	656370839
Name	HI NOON SKI CLUB LTD.
Trading name	HI NOON SKI CLUB LTD.
Is the nominated company the applicant for this application	Yes

## Owner/s of the development site

Owner/s of the development site	I am located in an Alpine Resort to which Schedule 6 of the EP&A Reg applies
	I am a sub-lessee with association / committee and head lessee endorsement (applicable to Thredbo / Charlotte pass DAs)
If the DA is in Thredbo/ Charlotte Pass, please provide details of the head lessee	Head Lease Book 4513 No.643 Sublease AE173907A Identifier 721/1119757

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	Development Application
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	12 BANJO DRIVE THREDBO 2625
Local government area	SNOWY MONARO REGIONAL
Lot / Section Number / Plan	721/-/DP1119757 <input checked="" type="checkbox"/>
Primary address?	Yes
	<p>Land Application LEP</p> <p>Land Zoning</p>

Planning controls affecting property	Height of Building
	Floor Space Ratio (n:1)
	Minimum Lot Size
	Heritage
	Land Reservation Acquisition
	Foreshore Building Line
	Terrestrial Biodiversity
	Bushfire Prone Land
	Land near Electrical Infrastructure

#### Proposed development

Selected common application types	Alterations or additions to an existing building or structure Demolition Erection of a new structure
Selected development types	Residential Accommodation Dwelling House
Description of development	Ski Club Lodge extension to existing ski room, addition of shower to existing internal ski room bathroom, enlarge existing storeroom, remove current rear entry access ramp, steps and path to Bela's Corner. Replace a new rear access ramp and path redirected to level and safer entry/exit point on Banjo Drive.
Does the development include affordable housing?	No
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	2
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	0
Number of proposed occupants	22
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$262,610.00
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	
Is subdivision proposed?	
Proposed project details	
Proposed construction staff/employees	
Proposed operational staff/employees	

#### Number of parking spaces

Number of loading bays	
Is a new road proposed?	No

Concept development	
Are you intending to submit a concept application?	No
Crown development	
Is this a proposed Crown development?	No

#### Related planning information

Is the application for integrated development?	Yes
Acts under which licences or approvals are required	Rural Fires Act 1997
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Is this application for biodiversity compliant development?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a Planning Agreement ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	Yes
Please provide a description of the proposed tree removal and/or pruning work	Possible pruning to provide safe clearance between existing tree and access to new path to building entry/exit to Banjo Drive.
Number of trees to be impacted by the proposed work	1
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	1
Units	Square metres
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 is the estimated development cost, including GST?	\$262,610.00
Staged DAs: What is the estimated cost of any staged DA component?	
The DA is to be referred to a SEPP65 design review panel	No
The DA is Designated Development	No
Subdivision	
The DA proposes subdivision	
Does the DA involve the opening of a new road?	No
Advertisement	
The DA is for an advertisement (e.g. signage)	No
Concurrence	
Number of concurrence authorities	
Integrated Development	
Number of integrated approval agencies	1
Other Development	
The development does not involve the erection of a building, the carrying out of a work, the subdivision of land or the demolition of a building or work	No
Total Fee Payable to the Department	\$1,722.42

### Sustainable Buildings

Is the development exempt from the <a href="#">State Environmental Policy (Sustainable Buildings) 2022</a> Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	Development on land wholly in RU1, RU2, RU3, E5, IN3, C1, C2, C3, W1, W2, W3 or W4

### 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	Hi Noon Ski Club Ltd
ABN	13656370
ACN	656 370 839
Trading Name	Hi Noon Ski Club Ltd
Contact Name	Paul Kupacz/Sandra George
Contact Number	0422411867
Email address	hinooninvoiceofficer@gmail.com
Billing address	12 BANJO DRIVE THREDBO 2625

### Application documents

The following documents support the application.

Document type	Document file name
Aboriginal Cultural Heritage Report	AHIMS_hi noon lodge thredbo

BCA Performance Requirements Compliance Statement	J2 Consulting - Proposal Acceptance Nov2024 BCA Report Final 3430 - Rev C - Hi Noon Lodge Thredbo
Bushfire report	Bushfire Report_hi noon lodge thredbo
Cost estimate report	EDC signed -Hi Noon Ski Club 3-11-24 EDC -Hi Noon Ski Club 3-11-24
Generated Pre-DA form	Pre-DA form_1732684778.pdf Pre-DA form_1731729942.pdf
Geotechnical report	NSW Planning Form 2 Engineer-Geotech Geotechnical Assessment Report 7404-R1 Rev 1
Other	Property Report 12 Banjo Drive Thredbo 2625 KT consent to development 17 07 2024
Schedule of colours, materials and finishes	Ski room extension inclusion, materials, finishes list
Section J report	Section J
Site Plans	Engineering Ramp and Footpath New Design- Revised 8 August 2024 Concept Design Elevation Plans - Ski Room Extension Final 12 September 2024
Statement of environmental effects	Statement of Environmental Effects - 12 Banjo Drive_THREDBO Development Application Cover Letter - 12 Banjo Drive_THREDBO
Structural engineers report	NSW Planning Form 2 Engineer-Geotech Engineering Ramp and Footpath New Design- Revised 8 August 2024
Survey plan	Survey Plan SS353_CD_A_131124
Survey Plan (Services/Easements)	Lot 721 Hi Noon_Services Plan LiveLocates dial before you dial maping underground cabling

#### 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	\$1,722.42
Invoice number	4000002094
Date of payment	26/11/2024
Consent authority's unique identification number	DA 24/17507
Date the application was accepted by the consent authority	26/11/2024