

Applicant contact details

Title	Ms
First given name	Chloe
Other given name/s	
Family name	Chalk
Contact number	0264594126
Email	planning_thredbo@evt.com
Address	11 FRIDAY DRIVE THREDBO 2625
Application on behalf of a company, business or body corporate	Yes
ABN	95000139015
ACN	000139015
Name	KOSCIUSZKO THREDBO PTY. LIMITED
Trading name	KOSCIUSZKO THREDBO PTY. LIMITED
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 lessee of the building (Perisher lodge works DA)

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.	Yes
Provide details	Contact Property Department 6459 4126

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	17 FRIDAY DRIVE THREDBO 2625
Local government area	SNOWY MONARO REGIONAL
Lot / Section Number / Plan	861/-/DP1128686 <input checked="" type="checkbox"/>
Primary address?	Yes
	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p>

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

Proposed development

Selected common application types	Alterations or additions to an existing building or structure
Selected development types	Food and drink premise
Description of development	Building alterations and additions to two food and beverage outlets within Thredbo Alpine Hotel
Provide the proposed hours of operation	
Proposed to operate 24 hours on Monday	No
Monday	-
Proposed to operate 24 hours on Tuesday	No
Tuesday	-
Proposed to operate 24 hours on Wednesday	No
Wednesday	-
Proposed to operate 24 hours on Thursday	No
Thursday	-
Proposed to operate 24 hours on Friday	No
Friday	-
Proposed to operate 24 hours on Saturday	No
Saturday	-
Proposed to operate 24 hours on Sunday	No
Sunday	-
Dwelling count details	
Number of dwellings / units proposed	
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of proposed occupants	0
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?	\$77,440.00
Do you have one or more BASIX certificates?	
Subdivision	
Number of existing lots	
Is subdivison proposed?	

Proposed project details	
Number of additional jobs that are proposed to be generated through the operation of the development	
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?	No
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?	No
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?	\$77,440.00
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	
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	\$560.92

Sustainable Buildings

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 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	Kosciuszko Thredbo Pty Ltd
ABN	
ACN	
Trading Name	
Contact Name	Chloe Chalk
Contact Number	0264594126
Email address	planning_thredbo@evt.com
Billing address	PO Box 92 Thredbo NSW 2625

Application documents

The following documents support the application.

Document type	Document file name
Building code of australia report	AED 12480 Rev.00 [Izakaya] BCA Compliance Assessment Report_Izakaya Restaurant, Thredbo
Generated Pre-DA form	Pre-DA form_1747379471.pdf
Other	Hote Plans_2013 Re_ Pre-DA advice TAH Izakaya and Pizzeria Premises 24027ENG_SEMP_TAH Food Premise Alterations_Rev0
Site Plans	TAH Site Plan Thredbo Izakaya and Pizza Shop C
Statement of environmental effects	24027ENG_SEE_TAH Food Premises Alterations_Rev0

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	\$560.92
Invoice number	4000003890
Date of payment	3/06/2025
Consent authority's unique identification number	DA 25/7763
Date the application was accepted by the consent authority	3/06/2025