

Architecture

Interiors

Access

Heritage

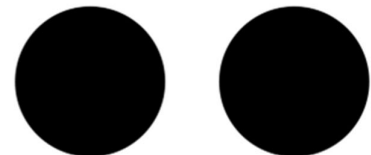
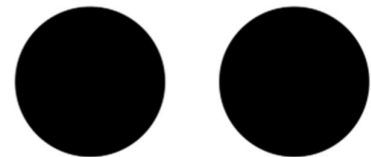
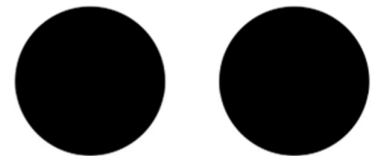
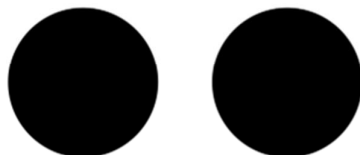
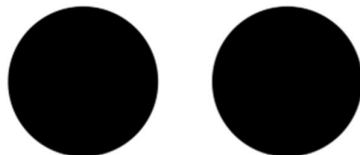
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Thredbo RAN Ski Club Lodge Statement of Environmental Effect Report

Lot 92 Bobuck Lane, Thredbo, NSW

**Royal Australian Navy
(RAN) Ski Club**

17 December 2025



SQC Group

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About our Artwork

At the heart of this artwork, a Wedge-tailed Eagle rises, a powerful totem of the Ngunnawal people. The Eagle clutches a boomerang, signifying the pride and deep connection with the Ngunnawal country. Dotted in SQC Group's colours, the boomerang shares the vibrant energy of community and mutual respect.

Above the Eagle, three boomerangs are suspended, representing Self, Organisation, and Community. They embody the timeless philosophy: "what goes around, comes around".

This wisdom guides our values as a social infrastructure-focused firm, building bridges between these three pillars. Undulating lines, above and below the boomerangs, evoke the Murrumbidgee River that nourishes the regions SQC Group is committed to serving.

Hands of heritage, shaded with the wisdom of the past, and hands of hope, bright with promise, reach out together. They stand as a testament to the legacy of our Founding Director and the bright future that beckons. Beneath the Eagle's watchful gaze, our diverse team gathers, symbolised by a camp in our practice's colours. This vibrant gathering represents our multidisciplinary firm, inclusive and united in purpose. The encircling semi-circle embodies all the people sitting with us, collaborating and relying on each other to deliver projects for our clients.

Like pathways weaving through the land, orange dotted strips trace the connections SQC Group forges with other countries and communities. Along these journeys, wavy lines and gathering circles mark the meeting places where visions take shape and projects emerge. Radiating from above, rays of light signify the spiritual covering and connection to Christian values that guided the founding of our practice.

Grounding the artwork, arches evoke the Brindabella Range and other hills and mountains of Ngunnawal country, where SQC Group was founded and is centred.

SQC Group acknowledge the Ngunnawal people who are the Traditional Custodians of this land and pay our respect to the Elders of the Ngunnawal Nation past, present and emerging.

We extend this respect to all Aboriginal and Torres Strait Islander peoples today.



Artwork by Sean Kinchela, Local Famous



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Document Control

Version	Date	Prepared by	Reviewed by
01	June 2021	Maco Project Designs (HC)	
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03	January 2025	SQC Group (DT)	
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1. Introduction

1.1 Executive Summary

SQC Group has been engaged to update the Statement of Environmental Effects (SEE) for Development Application -DA: 23/1999 | PAN-300860 to the NSW Department of Planning and Infrastructure. This document was originally prepared by Maco Project Designs PTY LTD.

This application relates to a property known as 'RAN SKI CLUB THREDBO LODGE', located at Lot 92, Bobuck Lane, Thredbo, within the Kosciuszko National Park.

The site has an existing 4-storey club lodge building with sixteen (16) rooms, including a manager flat with a maximum accommodation capacity of thirty-five (35) occupants.

The proposal seeks consent for the redevelopment of the west side of the club lodge with the same number of rooms but adding an ensuite to each room to provide better accommodation facilities for club members. The capacity of the building will be thirty-five (35) beds in total. The redevelopment will also include underground garage and storage space along with a lift for greater accessibility to all levels of the building.

A detailed description of the proposal is provided in Section 3 of the report. The purpose of this SEE is to:

- describe the land to which the DA relates.
- describe the form of the proposed works.
- define the statutory planning framework within which the DA is to be assessed and determined; and
- assess the proposed development against the matters for consideration listed under Section 79C(1) of the Environmental Planning and Assessment Act, 1979 (EP&A Act, 1979).

The report has been prepared in accordance with the requirements of Schedule 1 of the Environmental Planning and Assessment Regulations 2000.



2. The locality and the site

2.1 The Locality

The subject site is located within the Thredbo Alpine Resort, approximately 30kms from Jindabyne. Access to the resort is achieved via the Alpine Way.

The location of Thredbo is illustrated in context with the regional locality below:

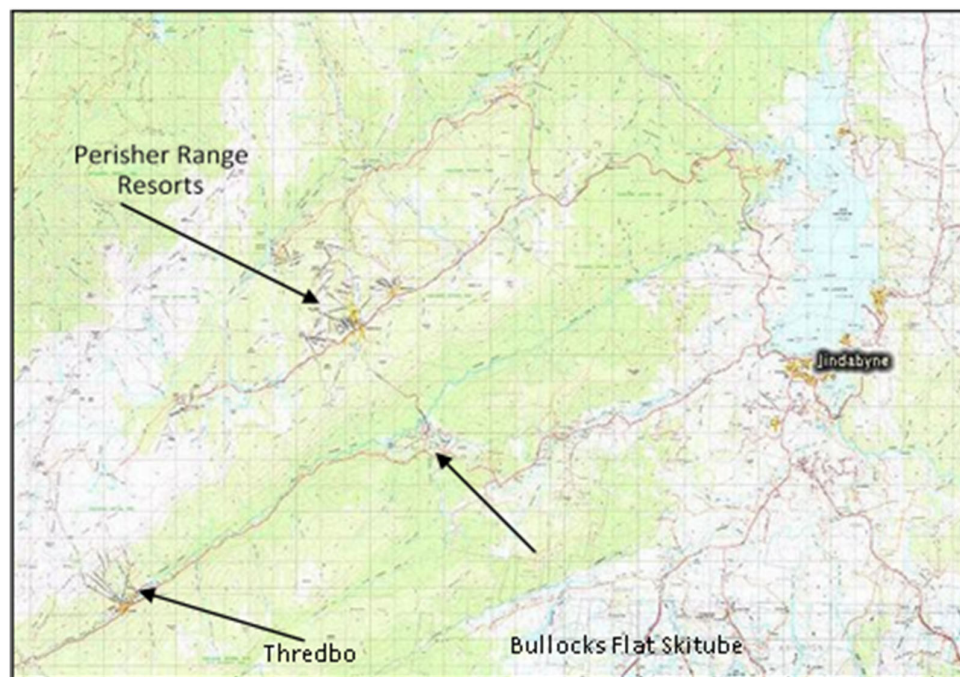


Figure 1: Context of the site within the Region



Figure 2: Context of the site within the resort (Thredbo)

2.2 The Site

The subject site is located within the central core of Thredbo Village and is accessed by Bobuck Lane off Friday Drive, or via Alpine Way off Banjo Drive. The site is located towards the bottom of the Village close to the Friday Drive petrol station. The block is adjacent to the Thredbo Fire Station to the north and House of Ullr to the west (refer to Figure 5).

The lot area is 649m².

A public staircase and footpath run along both sides of the building leading to Bobuck Lane towards the rear of the building.



The site is identified in figures 3-5 below:



Figure 3: Context of the site within the locality

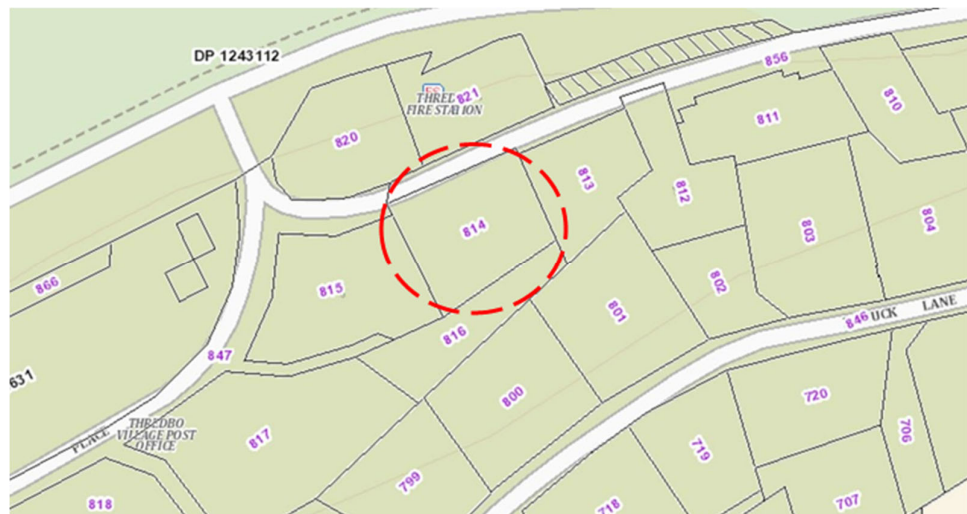


Figure 4: Location of the subject site in relation to the adjoining sub-lease allotments



Figure 5: Location of the subject site in relation to local amenities.

As illustrated in figure 5, the site is relatively square in shape with a short eastern side which backs onto the neighbouring lot.

Emergency egress staircases are located on both the eastern and western sides of the building which leads to the northern side of Bobuck Lane. Both stairs lead to external staircases that provide access into the building on all levels. The east staircase services both the proposed site and the neighbouring property while the west staircase only services the proposed site.

The existing building on the site includes a three-story timber constructed club lodge comprising of small rooms and communal areas with sixteen (16) rooms in total and a maximum bed capacity of thirty-five (35) beds.

Vegetation on the site includes a garden bed to the front of the building, and two (2) mature eucalypt trees behind the building. One (1) of the mature trees will need to be removed from the south side of the site in preparation for the installation of the proposed retaining wall.

Vehicle access to the site is via Bobuck Lane to the north of the site. There are 2 existing parallel car parks at the front of the building within the block boundary.



3. Description of the development

3.1 Purpose of the Development

The purpose of the development is to change the use of the building from a series of small uncomfortable rooms to larger more habitable rooms with their own ensuites and to renovate the communal shared areas to create a more modern and comfortable stay for club members. The number of rooms and beds in the lodge will be the same, however, the rooms will be bigger, more modern and will capture more natural sunlight with larger north facing windows that also take advantage of the views towards Mount Kosciuszko. The east side of the building will remain the same and includes a kitchen, dining and living area.

The intent of the design for the lodge is to create a bigger and more comfortable space for club members. The redevelopment includes a larger manager's apartment, more storage for baggage and ski equipment and an upgrade of all circulation spaces to enhance comfort and accessibility.

To improve access and car parking arrangements on site, an underground garage is proposed in this development. The basement car park will provide parking for the property manager and introduce an accessible parking space.

The change of accommodation from small, constricted rooms to spacious rooms with ensuite is consistent with the market trend over the past decade within Thredbo and resort communities elsewhere, where demand for larger rooms with private bathrooms has been increasing.

3.2 General Description

The development proposes demolishing the existing dormitory side of the existing building and rebuild to include:

- twelve (12) standard guests' rooms each with an ensuite;
- two (2) accessible guest rooms with fully compliant ensuites;
- one (1) Manager's Lodge (room/ensuite);
- a two (2) bedroom apartment with bathroom and kitchen that could be used by staff or guests;
- a new lift;
- covered parking spaces, including an accessible space;
- bins and storage areas.

The retained side of the existing building will have minor updates including enhancing the existing stairs and circulations for improved accessibility and safety, increased storage and improved leisure spaces within the existing footprint. The façade of the existing retained building will be freshened up as well.



A breakdown of each of the bedrooms with the number of occupants allocated is provided below with a total number of occupants being thirty-five (35):

Ground floor level

- Room 1: Manager's Lodge (1 occupants)
- Bedroom 2: Apartment (2 occupants)
- Bedroom 3: Apartment (2 occupants)

First Floor Level

- Bedroom 4: Accessible Guest bedroom (2 occupants)
- Bedroom 5: Guest bedroom (2 occupants)
- Bedroom 6: Guest bedroom (3 occupants)
- Bedroom 7: Guest bedroom (2 occupants)
- Bedroom 8: Guest bedroom (2 occupants)
- Bedroom 9: Guest bedroom (2 occupants)

Second Floor Level

- Bedroom 10: Guest bedroom (2 occupants)
- Bedroom 11: Accessible Guest bedroom (2 occupants)
- Bedroom 12: Guest bedroom (2 occupants)
- Bedroom 13: Guest bedroom (3 occupants)
- Bedroom 14: Guest bedroom (2 occupants)
- Bedroom 15: Guest bedroom (2 occupants)
- Bedroom 16: Guest bedroom (2 occupants)
- Bedroom 17: Guest bedroom (2 occupants)

The existing driveway and parking area will be modified and will include a new underground garage with two (2) parking spaces as well as two (2) parking spaces out the front of the lodge for drop off bays.

As part of the redevelopment of the existing lodge to bigger rooms with ensuite, the development will incorporate the following external additions and alterations identified below:

Entry level extension (basement):

- New basement garage that includes two (2) car spaces including an accessible carpark.
- New external fire egress staircase on the west side of the building.
- New entrance including portico, airlock, foyer and lift.
- Demolish existing entry on the north side of the building.
- Rock wall finish that extends from the ground to level one (1)

Ground floor:

- Lift access to all levels



- Wider corridors for access and egress
- New balcony that provides private outdoor space to the apartment and the manager's lodge located on the north side of the building.
- Larger windows and sliding doors throughout the bedrooms to capture natural light and views.
- New non-combustible wall claddings with lower maintenance.
- New galvanized steel staircase on west side of the building for fire escape to Australian Standards.
- Large storage room and reception/office
- Undercover storage area behind office

Upper floors:

- Install new triple glazed windows to all bedrooms and living areas to allow for more sunlight into the rooms.
- Lift access to all levels
- Wider corridors for access and egress
- Larger bedroom spaces
- Private ensuite to all rooms
- Accessible bathrooms for common areas.

The proposed colours and materials are noted on the plans separately. A 3D view of the proposed development is provided in figure 6 below.



Figure 6: 3D view of the proposed development



4. Environmental Planning Assessment

4.1 SECTION 79C(1)(a)(i) – Environmental Planning Instruments

The applicable Environmental Planning Instrument to the proposed development and site are:

- State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 (SEPP Alpine Resorts).
- Snowy Mountain Special Activation Precinct Provisions for Thredbo (adopted 2022).

Snowy Mountain Special Activation Precinct Provisions for Thredbo (adopted 2022)

9 Alpine Precinct

9.1 Alpine Resorts – Thredbo Village West

Key features of development proposed within Thredbo Village include renewal and development of older parts of the village including ski lodges and self-catering apartments and other forms of accommodation.

Thredbo is the densest alpine village among the alpine resorts, meaning future infrastructure improvements will focus on pedestrian connectivity within the resort and long-term public transport solutions at the Alpine Precinct scale. Developments and renewal within the village will continue to support strong alpine design character, village heart and year-round uses.

The RAN Ski lodge proposal is of a renewal in nature and upgrades to existing facilities to more modern and compliant design for the living accommodations.

This aligns with the key features of development mentioned.

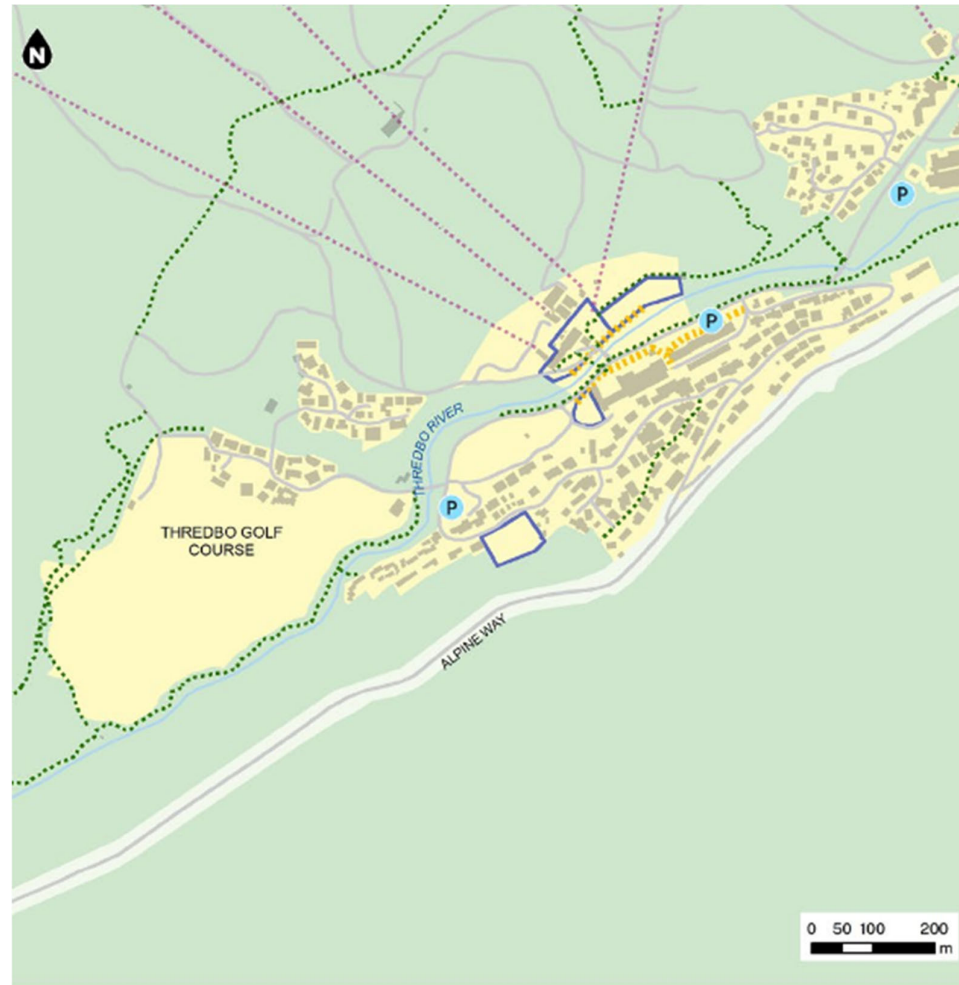


Figure 33: Thredbo Village West structure plan

-  Parking
-  Ski lift
-  Trail
-  Road
-  Active frontage
-  Existing development
-  Development area
-  Key development site
-  National park



10 Alpine Precinct Provisions

10.1 Land Use

The proposed
development retains the



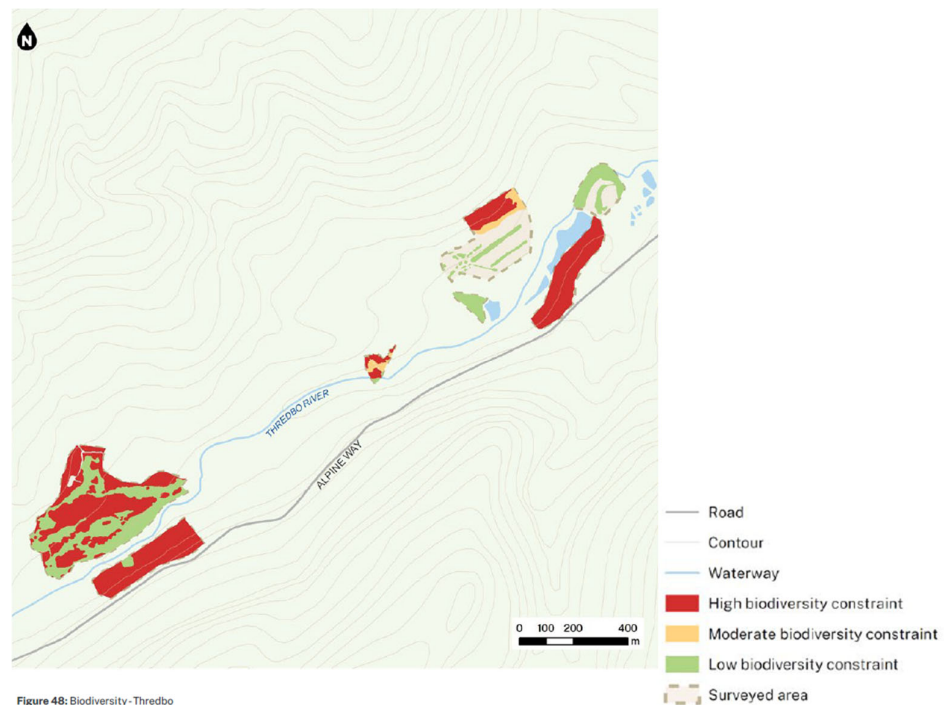
- To ensure development is consistent with the Kosciuszko National Park Plan of Management, including compliance with environmental management systems and leasing requirements. - Foster a diversification of tourism land uses that facilitate year -round activity within Kosciuszko National Park - Ensure development is appropriate within the setting of a National Park - Concentrate development on disturbed land and avoid areas of high environmental value. - Deliver development that aligns with infrastructure provision and market demand - Minimise land use conflict and environmental and heritage impacts.	same land use as existing and will not be altering this element in the proposal. The development reflects the same uses as existing being an alpine ski lodge designed to be utilised year-round.
10.3 Alpine Accommodation - Recognise the role and function of Alpine Accommodation sub-precincts to provide a range of supporting accommodation options and unique accommodation experiences including eco cabins and camping within the Kosciuszko National Park. - Ensure development in the Alpine Accommodation sub-precincts responds to and celebrates the unique sensitive natural environment and landscape. - Ensure development provides adequate on-site services, amenities and car parking. - Support year-round tourism activation through site access upgrades, improved site amenities, and new shared trails and paths.	The proposed design is aimed to retirees of the Royal Australian Navy (RAN) and their families as a retreat within Thredbo retaining the diversity of peoples visiting Kosciuszko National Park year-round.
10.4 Alpine Experience - Improve visitor transportation and recreation experience into and within the Kosciuszko National Park. - Provide for transport connections that are safe, quick and sustainable. - Provide new and upgraded shared trails and connections in the Kosciuszko National Park, including adequate facilities and amenities. - Ensure development is sensitively designed to minimise impacts to the unique landscape and environment of the Alpine Region.	Local developments have recently been completed to facilitate transport to and through Mount Kosciuszko as mentioned in the Thredbo Development Plan.



11 Environment and Sustainability

11.1 Biodiversity

The areas indicated in the map below does not include the location of the proposed site. It should be noted that the proposed site does sit on previously disturbed land and will not affect the biodiversity of the lands indicated in the below map.



11.5 Bushfire

The proposed design has integrated materials that are non-combustible for all external cladding. The proposed fire egress stairs to the west of the building is proposed to be upgraded for



compliance and
safety.

12 Place and Landscape

12.1 Aboriginal cultural heritage

Not applicable – map
below outlines the
proposed site is
located on disturbed
land.

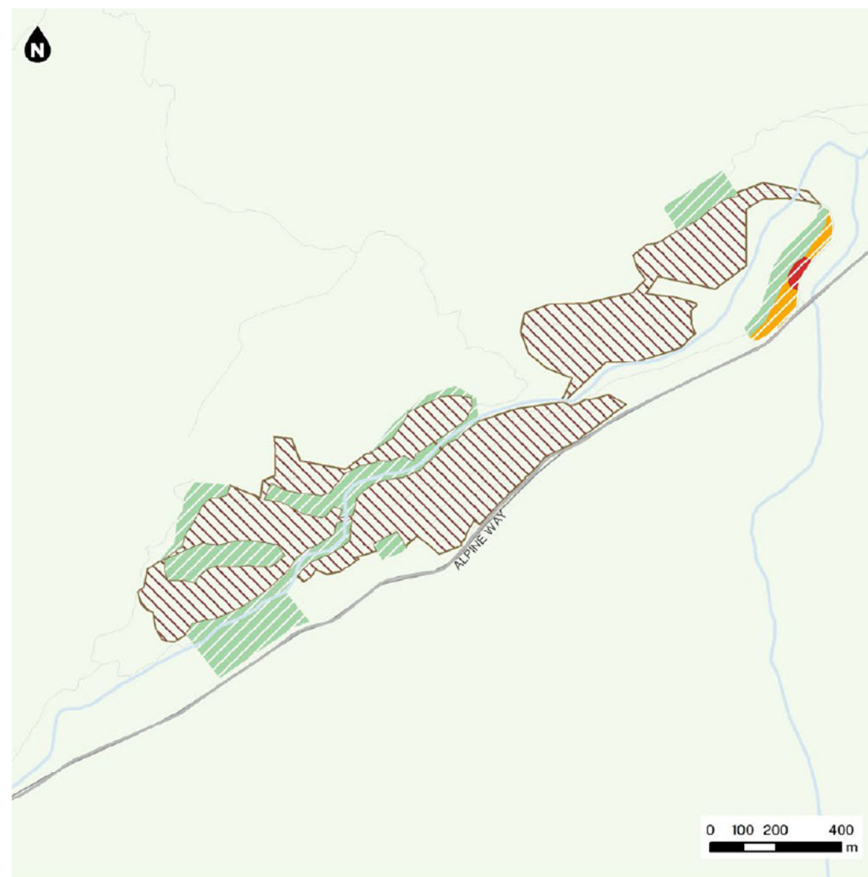


Figure 58: Aboriginal Cultural Heritage (ACH) potential - Thredbo

- Road
- Waterway
- ACH high potential
- ACH moderate potential
- ACH low potential
- Disturbed land





12.2 Historic Heritage

The proposed design is largely situated within the boundaries of the block that is previously disturbed ground. Map below indicated low risk of historical heritage on the proposed site.

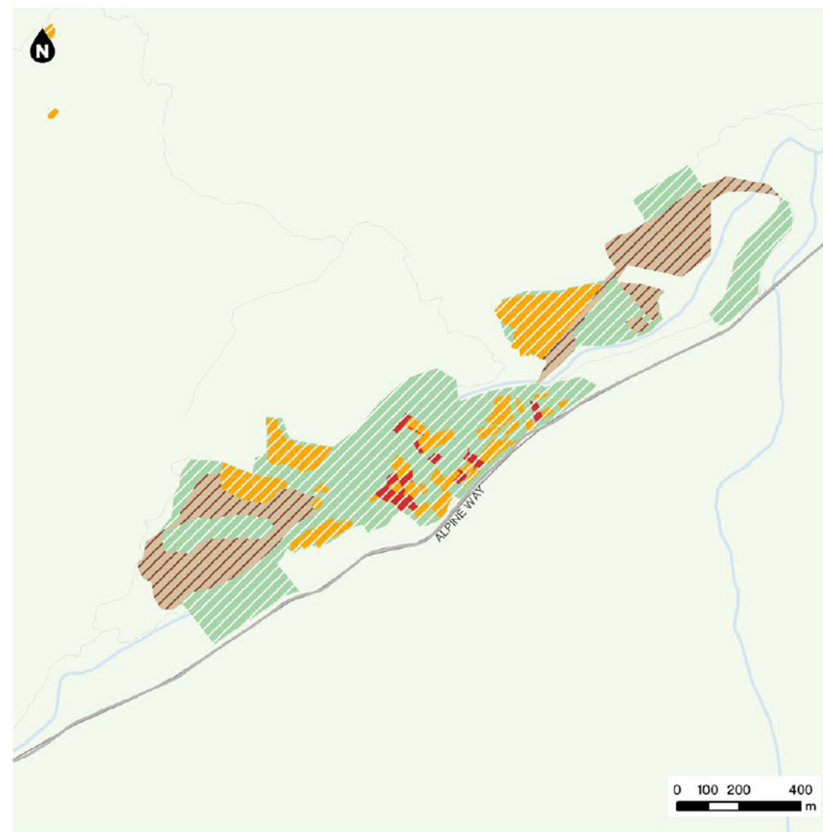


Figure 68: Historic heritage -Thredbo

- Road
- Waterway
- Historic heritage - high risk
- Historic heritage - moderate risk
- Historic heritage - low risk
- Disturbed land





12.4 Built Form

- Prioritise and concentrate development within disturbed areas to minimise environmental impacts.
- Ensure the typology, height, bulk, scale, and materiality of built form is compatible with, and sympathetic to, the Alpine landscape and the National Park setting.
- Protect views to (and from) significant vistas, landscape elements, and heritage items including consideration of light spill to enhance visual amenity and sense of place.

Environmental impact is minimised with proposed development due to footprint being located on disturbed areas.

Typology of proposed design is sympathetic to the Alpine landscape, retaining half of the existing façade and the new reflecting the angular nature of the retained awnings as a continued design language.

Views are retained from block and neighbours views will be protected to ensure amenity is preserved once construction has completed.



Thredbo Development Plan

Nearby amenities include:

Merritts Gondola –
opened Winter 2020



Thredbo Alpine Coaster –
launched in 2024





Kosciuszko Plan of Management

- Thredbo is noted as an Area of exceptional recreational significance.
- Visitor Services Zone includes Thredbo as an alpine management unit.

Recreation

Mount Kosciuszko has national significance as a unique recreational attraction for Australian and international visitors. Some of the walking tracks and viewpoints within the park have national significance because of their historic, aesthetic and social qualities. These include walks on the Main Range including the Thredbo to Mount Kosciuszko walk.

The site aligns directly adjacent to the Mount Kosciuszko walking trails and facilities are designed to allow occupants of the ski lodge to comfortably exit and enter the lodge and into the walking trails with ease. Inclusions such as boot warming closets, entry storage for bulky items, and a seated bench for ease of removal of winter weather clothing items.

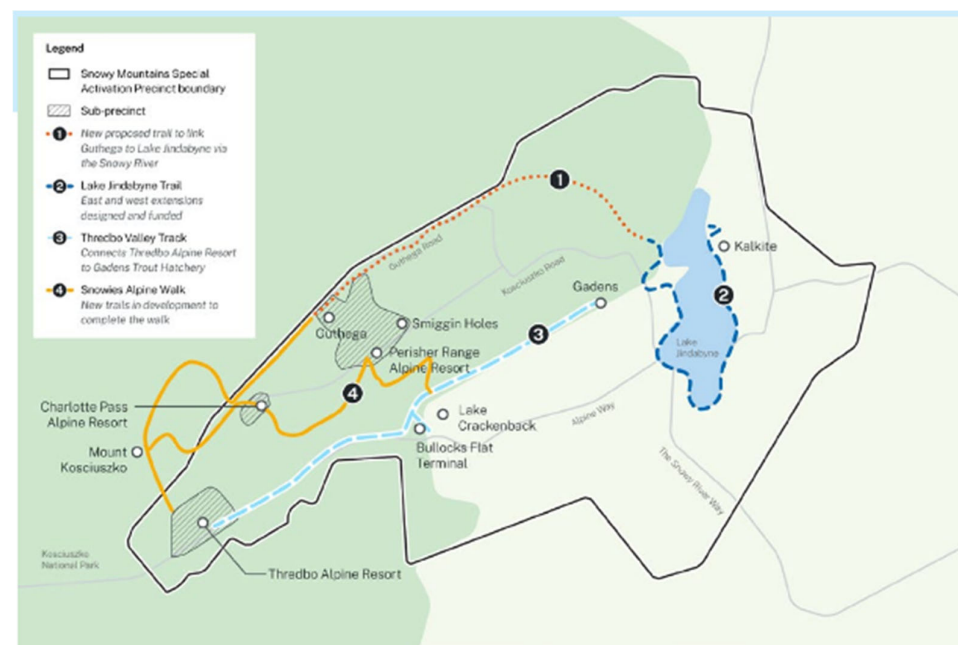


Figure: Walking trails

Recreational Opportunities

The seasonal cover of snow that blankets large tracts to the park sets it apart from most other places on the Australian continent. Almost two-thirds of all visitors travel to the park during winter. The downhill skiing and snowboarding opportunities available at the alpine resorts of Thredbo.

As mentioned above, designed facilities allow occupants to comfortably participate in recreational opportunities



8.8 Resort-based Activities

Snow-based recreation in the park is largely focused on the four alpine resort areas (Charlotte Pass, Thredbo, Selwyn and Perisher Range) where the most popular activities are alpine skiing, snowboarding and cross-country skiing.

Beyond the snow season, Charlotte Pass, Thredbo and Perisher Range resorts continue to cater for visitors. Thredbo differs from the other resorts in that it caters for sports such as golf, swimming, tennis, squash, climbing and downhill cycling. It also regularly holds music festivals and other special events.

As mentioned above, designed facilities allow occupants to comfortably participate in recreational opportunities



Thredbo Development Plan

Clause 11 - Land Use Table:

- The land use table for Thredbo Alpine Resort specifies that ‘Club accommodation’ is permitted with consent. The proposed redevelopment of the existing club lodge to remain the same but include ensuites in each room, still for the purposes of club members accommodation and is therefore permissible with consent.

Clause 14 - Matters for consideration:

Matter for Consideration	Response
Cl.14 (1) In determining a development application that relates to land to which this Policy applies, the consent authority must take into consideration any of the following matters that are of relevance to the proposed development:	
(a) the aim and objectives of this Policy, as set out in clause 2,	The proposed redevelopment of the lodge to larger rooms with ensuite and associated additions and alterations have been designed to ensure impacts on the natural and built environment are minimal. The upgrade of the building including the new colour and material scheme, provision of improved vehicle access and on-site parking are all positive and overall are considered to result in a development that is consistent with the aims and objectives set out in clause 2 of the SEPP.
(b) the extent to which the development will achieve an appropriate balance between the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),	The proposed additions and alterations are predominantly contained within the existing building footprint however major structural retaining walls are proposed to allow for the new underground basement/garage and new lift shaft. The development team has engaged JK Geotechnics to undertake geotechnical inspections and assessments and provide guidance to the structural engineer. The retaining walls have been designed in accordance with these findings.
(c) having regard to the nature and scale of the development proposed the impacts of the development (including the cumulative impacts of development) on the following:	The proposed development’s projected capacity of accommodation will remain the same as existing and will not affect the current transport conditions. The peak loads of the development will not change in size due to the number of



Matter for Consideration	Response
i. the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development, ii. the capacity of the reticulated effluent management system of the land to which this Policy applies to cater for peak loads generated by the development, iii. the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development, iv. the capacity of any existing water supply v. to cater for peak loads generated by the development,	accommodated members being the same. Therefore, the current demands on the reticulated effluent management system will also remain the same. The current volume of waste disposal is intended to remain the same but will be relocated to the external bin store for ease of access for waste collection and to provide better ventilation of the waste enclosure. The current water supply will cater to the proposed development as the number of accommodated members will remain the same. The projected numbers of accommodated members in the proposed development will remain the same as existing conditions.
(d) any statement of environmental effects required to accompany the development application for the development,	This Statement of Environmental Effects satisfies this sub-clause.
(e) if the consent authority is of the opinion that the development would significantly alter the character of the alpine resort—an analysis of the existing character of the site and immediate surroundings to assist in understanding how the development will relate to the alpine resort,	The proposed additions and alterations will enhance the overall amenity of the building. The selection of the materials and colours has been chosen to ensure that the building relates to the natural tones of the surrounding environment and character of the village.
(f) the Geotechnical Policy—Kosciuszko Alpine Resorts (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development	The subject site is located within the 'G' line. A separate Geotechnical Report and Form 1 or alternatively a Form 4, depending on the relevant Engineer's determination and certification will be submitted with the DA in accordance with the Policy.
(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,	The proposed additions and alterations will require major earthworks, which will be appropriately controlled through the measures identified in the Site Environmental Management Plan provided in Appendix B.
(h) if stormwater drainage works are proposed— any measures proposed to mitigate any adverse impacts associated with those works,	The proposed works will alter the existing stormwater drainage systems on the site or adjacent and has been designed to minimize ground water both above and below ground.



Matter for Consideration	Response
(i) (i) any visual impact of the proposed development, particularly when viewed from the Main Range,	The proposed additions and alterations will improve the overall amenity of the building and are not expected to generate any negative visual impacts.



Figure 7: Proposed façade design

(j) the extent to which the development may be connected with a significant increase in activities, outside of the ski season, in the alpine resort in which the development is proposed to be carried out,	The proposed development of the lodge will allow for better facilities for summer sports as well as winter sports with the integration of purpose-built storage and clothes drying rooms at the entry of the building before progressing into the habitable spaced of the RAN Ski Lodge.
(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:	Not applicable.
i. the capacity of existing infrastructure facilities, and ii. any adverse impact of the development on access to, from or in the alpine resort,	



Matter for Consideration	Response
(l) if the development is proposed to be carried out in Perisher Range Alpine Resort: i. the document entitled Perisher Range Resorts Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department, and ii. the document entitled Perisher Blue Ski Resort Ski Slope Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department,	Not applicable.
(m) if the development is proposed to be carried out on land in a riparian corridor: i. the long-term management goals for riparian land, and ii. whether measures should be adopted in the carrying out of the development to assist in meeting those goals.	The proposed development is not located within a riparian corridor, with the Thredbo River being located more than 50m to the north on the other side of Friday Drive.
(2) The long-term management goals for riparian land are as follows:	
(a) to maximize the protection of terrestrial and aquatic habitats of native flora and native fauna and ensure the provision of linkages, where possible, between such habitats on that land.	Not applicable.
(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,	Not applicable.
(c) to minimize soil erosion and enhance the stability of the banks of watercourses where the banks have been degraded, the watercourses have been channelized, pipes have been laid and the like has occurred.	Not applicable.
(3) A reference in this clause to land in a riparian corridor is a reference to land identified as being in such a corridor on a map referred to in clause 5.	

Clause 15 – Additional matters to be considered for buildings.



Matter for Consideration	Response
(1) Building height: In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed height of the building (where relevant) and the extent to which that height:	
(a) has an impact on the privacy of occupiers and users of other land, and	The proposed additions and alterations will increase the overall height of the existing building by approximately 1300mm. This is required to allow for the new lift shaft overrun to be enclosed under the new roof which will look more appealing to the lodges behind and uphill of RAN Lodge.
(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	Solar access to public domain will not be affected by development.
(c) has an impact on views from other land, and	As the proposed works are close to the existing building envelope, the proposal will not generate any further impacts in relation to
(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and	solar access or views as demonstrated in the shadow diagrams.
(e) if the building is proposed to be erected in Perisher Range Alpine Resort—needs to be limited so as to assist in maintaining the skyline when viewed from Kosciuszko Road and any other public roads, and	Not applicable.
(f) if the building is proposed to be erected in an alpine resort other than Thredbo Alpine Resort or Perisher Range Alpine Resort—is similar to existing buildings in the resort where it is proposed to be erected, and	Not applicable.
(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.	Not applicable.
(2) Building setback: In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed setback of the building (where relevant) and the extent to which that setback:	
(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and	The proposed building works will not encroach any existing established setbacks and the



Matter for Consideration	Response
(b) assists in achieving high quality landscaping between the building and other buildings, and	building has been designed to follow the existing front setback line. The west wall of the proposed new building is articulated from the ground floor to level 2 with levels 1 & 2 setback 600mm from the property boundary.
(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and	The rear wall of the proposed development on the Ground Floor will be repositioned a further 4770mm towards the south boundary. This remains within the property's boundary.
(d) is adequate for the purposes of fire safety, and	The east side setback is the remain the same. The front setback will also be the same as the existing building. From this point the rear retaining wall will sit 975mm from the external face of the Ground Floor wall.
(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and	The proposed development will retain the existing north facing balcony open space, which is linked to the site's hospitality facilities, allowing members prime views towards Mount Kosciuszko.
(f) will facilitate the management of accumulated snow.	The landscaping to the west boundary of the building will be upgraded to allow for a compliant fire egress staircase and improve neighbouring amenities and access of the House of Ullr's rear courtyard. Landscaping will include native plants appropriate for the alpine climate. View corridors are maintained both on site and to the south neighbours towards Mount Kosciuszko. As mentioned above with the site's balcony views while also providing better views from the development with the use of large picture windows towards the north. The south neighbours building is located high above the proposed site which the proposed development will not impinge on their views.



Matter for Consideration	Response
	 <i>Figure 8: South neighbour from proposed site</i> Site access will be better enhanced with the improvements proposed for the west stairs – allowing for more direct and visually connected path of travel for pedestrians and services from the rear of the building to the street front. This also improves accessibility for the adjoining neighbour, House of Ullr, to their rear courtyard. The proposed design incorporates strategies for the effective management of accumulated snow to ensure safety, durability, and functionality of the building. Roof structures are designed with appropriate slopes and drainage systems to prevent excessive snow build-up and reduce loading stresses. Design provisions also allow for open gridded external paths mitigating the accumulation of snow from pedestrian areas.
(3) Landscaped area: In determining a development application for the erection of a building on land, the consent authority must take into consideration (where relevant) the extent to which landscaping should be used: (a) as a means of assisting in the protection of the unique alpine environment of the alpine resort concerned, and to maximize	The proposed additions and alterations will not impact on the existing landscaping on site



Matter for Consideration	Response
its natural visual amenity, for the benefit of visitors and natural ecosystems, and	as they are located on areas previously disturbed.
(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and	The proposed alterations will include an open outdoor space on the ground floor accessible from the apartment and the manager's lodge.
(c) to limit the apparent mass and bulk of the building, and	The proposal will have a landscape strip on the west side which will include landscape, emergency egress stairs and native planting.
(d) as an amenity protection buffer between the proposed building and other buildings, and	
(e) as a means of reducing run-off, and	
(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.	

4.2 SECTION 79C(1)(a)(ii) – Draft Environmental Planning Instruments

There are no draft Environmental Planning Instruments that are applicable to the site or proposed development.

4.3 SECTION 79C(1)(a)(iii) – Development Control Plans

There are no Development Control Plans applicable to the Kosciuszko Alpine Resorts under State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

4.4 SECTION 79C(1)(a)(iiia) – Planning Agreements

There are no Planning Agreements applicable to the Kosciuszko Alpine Resorts under State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

4.5 SECTION 79C(1)(a)(iv) – Regulations

The development application has been made in accordance with the requirements contained in Clause 50(1A) of the Environmental Planning and Assessment Regulation 2000.



4.6 SECTION 79C(1)(b) – Likely Impacts Natural Environment:

Impacts on the natural environment will be minimal, as the additions and alterations proposed for this development have been sited on areas previously disturbed with only the rear of the building being extended within the property's boundaries. The extension will impact only one (1) tree that needs to be removed.

Built Environment:

The proposed additions and alterations will provide an opportunity to not only repair and maintenance of the building but also improve the overall appearance by providing a new roof, re-cladding or painting the building and providing a range of modern architectural materials that add interest to the façade.

The overall changes to the built environment by the proposed additions and alterations are considered positive.

Social and Economic impacts in the locality:

The proposed redevelopment of the lodge into large bedrooms with private ensuites and associated additions and alterations have been designed to minimise any amenity impacts on the neighbouring properties and are not expected to generate any negative social or economic issues, while providing greater amenity to the guests of the building.

The proposed retaining wall to the rear of the proposed site has been developed to provide additional amenity to the neighbouring property to the west, House of Ullr. Note, RAN Ski Lodge representatives have been communicating with House of Ullr regarding this proposal and have provided in principle agreement to the retaining wall proposal.

The proposal involves extending the rear soil nail retaining wall across the boundary of the respective leases to intersect with the retaining wall of the Ullr rear courtyard. This would then allow the removal of soil/ground debris build up along the eastern wall of Ullr to be removed down to the courtyard level, a now unnecessary wedge height of approx. 1,300mm between the two buildings. This excess material removal simplifies the design of the western retaining wall.

The benefits of this to the House of Ullr:

- Soil/debris build up along the Ullr eastern wall above floor level is removed, thereby reducing the incidence of rising damp in adjacent rooms;
- A paved pathway allowing external access to the Ullr rear courtyard is provided;
- Both the above site improvements would be at no costs to Ullr.

Below are some contextual photos of the existing retaining wall behind the House of Ullr:



Figure 9: Rear retaining wall at the Ullr rear courtyard, Image taken from the boundary of the proposed site

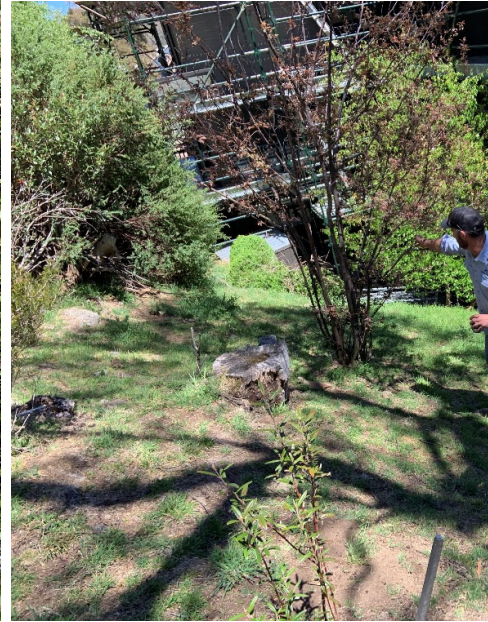


Figure 10: Location of proposed retaining wall

The following is the proposed retaining wall and the treatment of the boundary space between RAN Ski Lodge and House of Ullr:

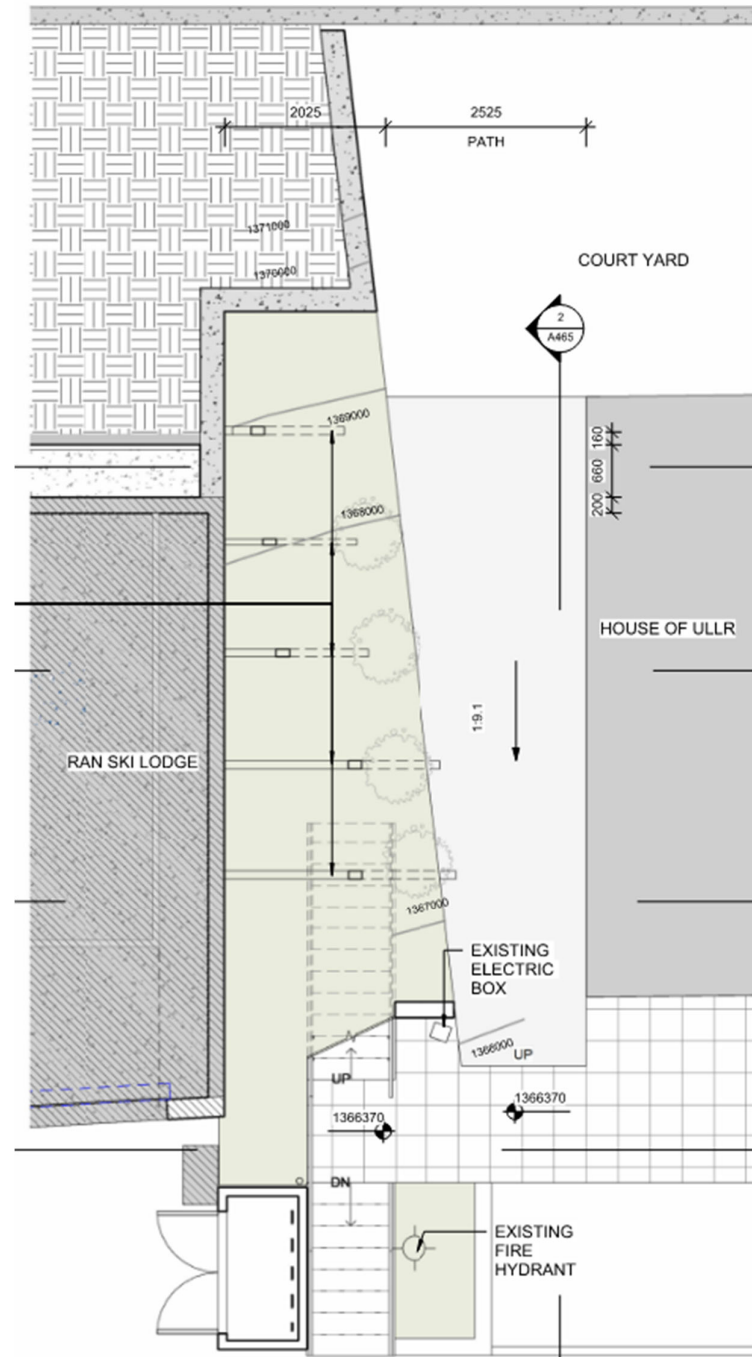
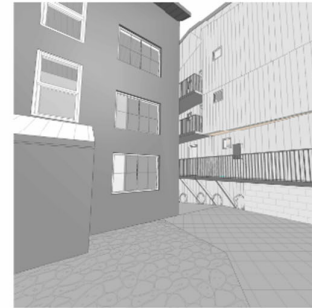
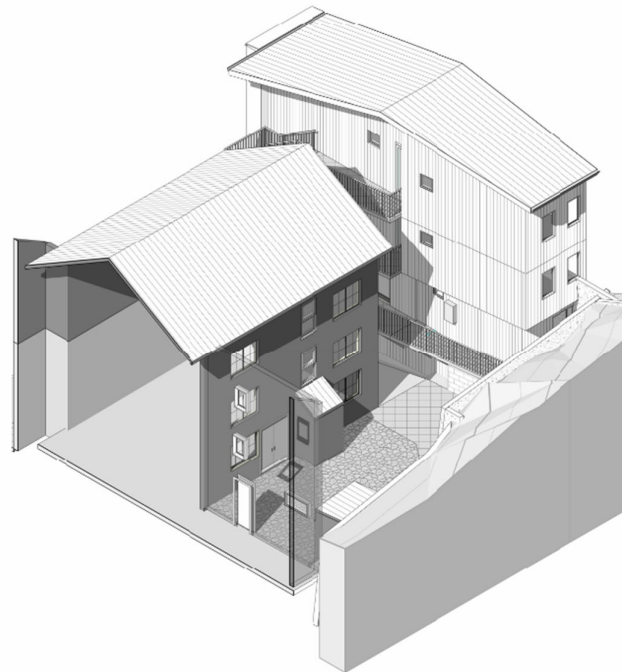
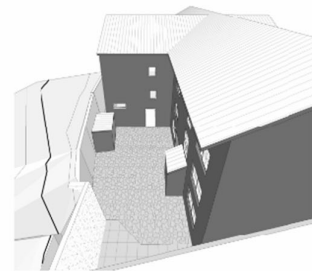
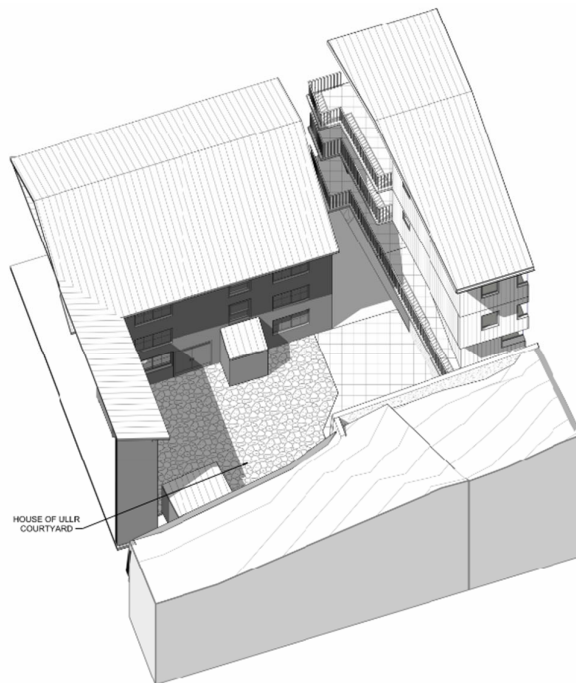


Figure 11: Plan of the proposed retaining wall and the boundary space between RAN Ski Lodge and House of Ullr.



COURTYARD - VIEW OUT 1



COURTYARD - HIGH PERSPECTIVE

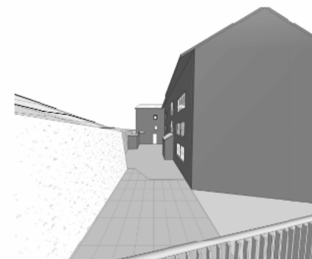


Figure 12: 3D views of the proposed upgrades to the House of Ullr rear courtyard with the introduction of the retaining wall.



The proposed works will substantially enhance the building, with the investment delivering a positive economic impact through the creation of several short-term construction jobs.

4.7 SECTION 79C(1)(c) – Suitability of the Site

The subject site and building lend the building footprint and envelope to be like before therefore requiring no significant works outside the current building footprint or envelope. A small extension of the building to the rear of approx. 2.4m off the ground level will provide the additional space required for the upgrades and will not impact the neighbouring properties as they are approx. 10m away from the site of proposed works.

4.8 SECTION 79C(1)(d) – Submissions

The consent authority may choose to notify surrounding sub-lessees, and any submission made will be required to be appropriately considered.

4.9 SECTION 79C(1)(e) – The Public Interest

The proposed additions and alterations are within the interest of the public, as they will result in a significant improvement to the building regarding aesthetics and overall amenity without generating any negative impacts on the environment.

The above assessment has demonstrated that the proposal satisfies the objectives and relevant clauses prescribed under State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

Consequently, the proposed development is within the public interest.



5. Conclusion

The proposed development has been carefully assessed against the provisions of **Section 79C of the Environmental Planning and Assessment Act 1979** and the **State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007**. Based on this assessment, the proposal is considered consistent with the relevant legislation and planning instruments, as outlined in the preceding sections of this report.

The redevelopment of the existing lodge—incorporating larger bedrooms with adjoining ensuites—represents a significant opportunity to modernise and enhance the facility. The works will deliver improvements both internally and externally, ensuring the building meets contemporary standards of design and functionality. Key benefits of the redevelopment include:

- **Enhanced accessibility:** Upgrades will improve circulation and access throughout the building, ensuring greater inclusivity for all occupants.
- **Improved amenity:** Larger, better-equipped rooms will provide a higher level of comfort and convenience for guests.
- **Upgraded fire safety:** The redevelopment will incorporate modern fire safety measures, strengthening the protection of occupants and aligning with current compliance requirements.
- **Overall building quality:** The project will substantially elevate the lodge’s architectural character, operational efficiency, and long-term sustainability.

In summary, the proposal not only satisfies statutory planning requirements but also delivers meaningful improvements to the lodge’s functionality, safety, and amenity. It is therefore considered a positive and appropriate redevelopment that will contribute to the ongoing viability and appeal of the alpine resort setting.



Appendix	Title
Appendix 1	Photographs
Appendix 2	Site Environmental Management Plan
Appendix 3	Addendum March 2024



Appendix 1. Photographs

Description

Image

Image 1: Northeast side of the RAN Ski Lodge.



Image 2: Northwest side of RAN Ski Lodge. Viewing the existing entrance way and car parking.





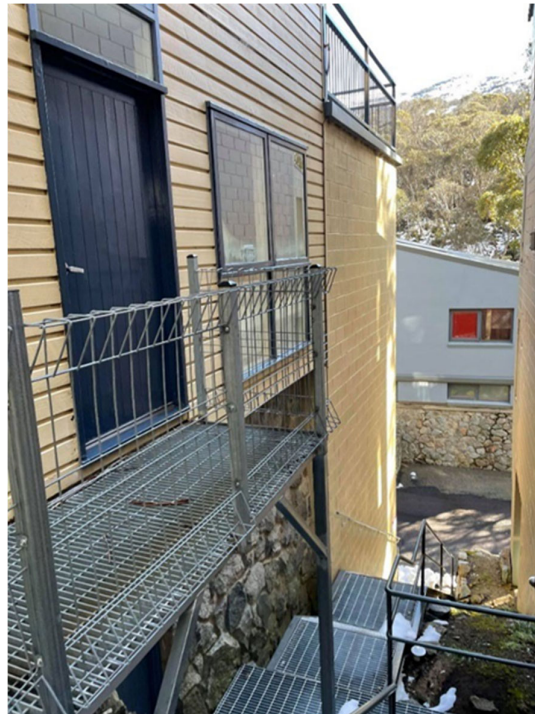
Description

Image

Image 3: Northwest side of RAN
Ski Lodge view from Bobuck Lane



Image 4: East external staircase
looking towards Bobuck Lane
from level 2





Description

Image

Image 5: East external staircase from first level looking towards Bobuck Lane. The doorway to the right is linked to the neighbouring property.

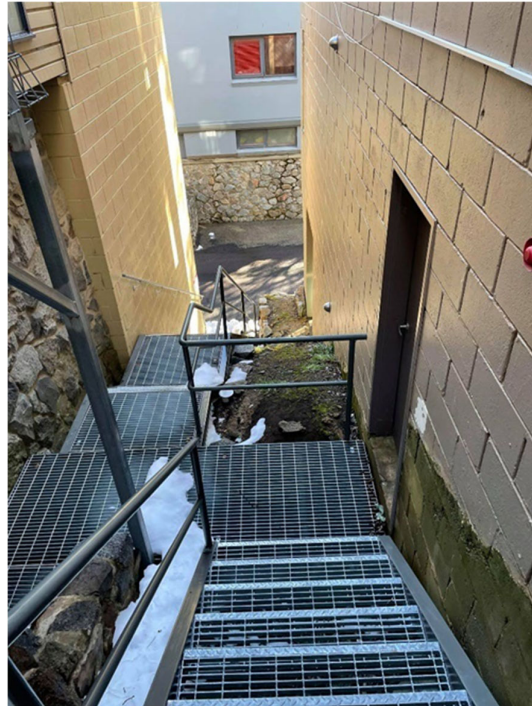


Image 6: Ground floor from east external staircase looking towards Bobuck Lane and view of Thredbo fire station.





Description

Image

Image 7: Southeast side of
RAN Ski Lodge and
neighbouring property



Image 8: Southeast side of RAN
Ski Lodge





Description

Image

Image 9: North view of east staircase looking towards the rear of the property from Bobuck Lane



Image 10: North view of the west external staircase looking towards the rear of the property from Bobuck Lane





Description

Image

Image 11: South view of the west stairs



Image 12: West stairs from level 1 view towards Bobuck Lane. Existing landings are grassed surfaces.





Description

Image

Image 13: View from the rear of the building towards the west staircase leading to level 2 of RAN Ski Lodge.



Image 14: Non-compliant west stairs leading to level 2 of RAN Ski Lodge





Description

Image

Image 15: West stairs leading to level 2 of RAN Ski Lodge





Appendix 2. Site Environmental Management Plan

SITE ENVIRONMENTAL MANAGEMENT PLAN

Redevelopment of RAN Ski Lodge, Thredbo

1. Introduction

The proposed development with respect to site and construction management can be split into two stages with the demolition and redevelopment of the west wing as Stage 1 and the refreshing of the east wing of the lodge undertaken as Stage 2.

Stage 1 will require major structural works and excavations and therefore a strict Management Control Plan will be required by the principal contractor prior to commencement.

The following report accompanies plan A501 Environmental Plan prepared by Maco Project Designs which identifies the appropriate location (and methods) for sediment controls, site fencing, construction vehicle parking, material storage, stockpiling, site shed and waste management receptacles.

2. Sediment Control Management

A sediment fence will need to be installed at the base (low side) of the driveway along the North boundary. Refer to structural and geotechnical engineer's specifications.

3. Site Fencing

To ensure the site is properly secured (in particular, any excavation areas during the excavation works) a 1,800mm high security (chain wire) fence is to be erected around the perimeter of the site for the entire construction period. The fence is to ensure that pedestrian access up the staircase on the eastern boundary is maintained and secure for use by neighbouring building.

4. Construction Vehicle Parking

Construction vehicle parking at the site during upgrade works to the driveway will need to be restricted with parking to be provided at the Friday Flat car park.



Figure 13: Existing carparking located to the north of the site.

5. Material Storage & Stockpiling

Material storage during the upgrade works will need to be restricted and located within a designated area at the Friday Flat car park. Stockpiling on the site will be kept a minimum with all excavated materials to be placed within trucks immediately, when possible.

Material storage during upgrade works of the lodge can be placed on the upgraded driveway and parking spaces once the project reaches a lock up stage.

6. Temporary Site Shed

A temporary site shed will be able to be installed after the completion of the driveway upgrade works at the northwest side of the driveway.

7. Concrete Truck Washing

A bunded area for washing out concrete trucks is available at the Thredbo tip site.



8. Waste Management

To ensure that waste is managed, the following controls and measures are to be adhered to:

- All litter generated on site is to be disposed of in appropriate bin provided on site and disposed at Thredbo tip.
- All employees shall be informed of the need to maintain a clean worksite.
- Site generated waste including garbage, concrete and excess materials shall be collected within the waste bin and removed from the site to landfill located in Jindabyne.
- All loads of rubbish removed shall be securely covered to ensure no spillage.
- To the furthest extent possible efforts shall be made to reduce, reuse and recycle materials used onsite.
- The worksite shall be left in a tidy and rubbish free state upon completion of the Project.

9. Construction hours

Due to the scale of the development and limited summer construction window (October to May), the construction hours will be 7am to 7pm Monday to Saturday, 7am – 5pm on Sundays and Public Holidays with no work to be permitted during the Christmas and Easter holiday period, as directed by KT when construction sites are to be shutdown and made secure.

10. Air pollution

The construction of the proposed development is not expected to create any unnecessary air pollution.

11. Fuels and Chemicals

The proposed development will not require the storage of fuels or chemicals on site.

12. Emergency Procedures

In case of an emergency, the following key emergency response contacts are provided below:

Key Emergency Response Contacts		
Organisation	Emergency Phone	Non-Emergency Phone
NSW Police	000	Jindabyne: 6456 2244
NSW Fire Brigade	000	Jindabyne: 6456 2476
NSW Ambulance	000	
Medical Centre	Thredbo: Jindabyne: 6457 1221	
National Parks and Wildlife Service (NPWS)	1800 629 104	Jindabyne 6450 5555
Roads and Traffic Authority	Traffic incidents & road conditions: 131 700 Road closures and special events: 132 701	



Key Emergency Response Contacts

Organisation	Emergency Phone	Non-Emergency Phone
Environment Protection Authority Environment Line	131 555	



Appendix 3. Addendum March 2024

Additional information

The State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 (SEPP Alpine Resorts) is no longer the only relevant planning documentation that is applicable to this development due to new planning instruments being introduced after the preparation of the SEE.

The following information has been provided to support the above Statement of Environmental Effects prepared in June 2021 with additional consideration being given to the following:

1. Precincts Regional SEPP – Chapter 4
2. The Inner Village Precinct of Thredbo Village (Thredbo Village Master Plan)
3. Snowy Mountains Special Activation Precinct provisions for Thredbo (December 2022)
4. Overall Gross Floor Area.

1. Precincts Regional SEPP – Chapter 4

- Part 4.1 Aim and objectives of Chapter

The aim and objectives in this Chapter, to protect and enhance the Alpine Region, have been considered in the proposed development application.

- Part 4.2 Permitted or prohibited development

- 4.7 Land Use Table

The development does not affect the permitted Land Use for Thredbo Alpine Resort as there is no change from the current use.

- 4.8 Subdivision

The proposed works do not include any subdivisions.

- 4.9 Demolition

The demolition of the proposed building the building will be carried out under the development consent

Note—The demolition is not considered exempt development under Part 4.3.

- 4.10 Temporary use of land

The proposed development does not include any temporary use of the land

- Part 4.5 Development assessment and consent

- 4.26 Master plans

The relevant master plan is the 2006 Plan of Management Kosciuszko Nation Park As amended in 2010, 2014 and 2021.

- 4.27 Consultation with National Parks and Wildlife Service

Consultation and consent from the National Parks and Wildlife Service is applicable to this Development and it is the responsibility of the Planning Authority to consider the submissions received back from the National Parks and Wildlife Service.



Matters For Consideration

Matters for Consideration	Response
4.28 Consideration of master plans and other documents	
1. In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following— (a) the aim and objectives of this Chapter set out in section 4.1, (b) (Repealed) (c) a conservation agreement under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> of the Commonwealth that applies to the land, (d) the <i>Geotechnical Policy —Kosciuszko Alpine Resorts</i> published by the Department in November 2003, (e) for development in the Perisher Range Alpine Resort— i. the <i>Perisher Range Resorts Master Plan</i>, published by the National Parks and Wildlife Service in November 2001, and ii. the <i>Perisher Blue Ski Resort Ski Slope Master Plan</i> adopted by the National Parks and Wildlife Service in May 2002.	To be considered by the consent authority
2. In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider— (a) a master plan approved by the Minister under section 4.26 that applies to the land, or (b) if a master plan has not been approved—a draft master plan prepared under section 4.26 that is intended to apply to the land and has been published on the NSW planning portal.	To be considered by the consent authority.



Matters for Consideration	Response
4.29 Consideration of environmental, geotechnical and other matters	
1. In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following— (a) measures proposed to address geotechnical issues relating to the development, (b) the extent to which the development will achieve an appropriate balance between— i. the conservation of the natural environment, and ii. taking measures to mitigate environmental hazards, including geotechnical hazards, bush fires and flooding, (c) the visual impact of the proposed development, particularly when viewed from the land identified as the Main Range Management Unit in the Kosciuszko National Park Plan of Management, (d) the cumulative impacts of development and resource use on the environment of the Alpine Subregion in which the development is carried out, (e) the capacity of existing infrastructure and services for transport to and within the Alpine Region to deal with additional usage generated by the development, including in peak periods, (f) the capacity of existing waste or resource management facilities to deal with additional waste generated by the development, including in peak periods.	The geotechnical issues relating to the development are landslide risk and structural retaining walls. Both have been addressed by geotechnical consultant JK Geotechnics dated 24th august 2021 The development has been designed to limit the impact on the natural environment. The development includes the removal of one tree and has been designed to keep the footprint of the building to only a 16 percent increase. The site is not subject to flooding, and the bush fire report is including in the application. The visual impact to neighbours is minimal as their view of the range is not decreased. The building itself will create a more appealing visual impact from the street as it is more modern and has improved maintenance properties so will not look weathered as easily. The cumulative impact of the development will not increase as the number of occupants using the building will remain the same. The development may generate increased usage in non-peak periods of the building by making it more comfortable and therefore desirable to visit however the maximum number of occupants will not change therefor cannot increase in peak periods beyond the existing capacity. The potential increase in waste and resource management should be limited to non-peak periods and current facilities would not be at capacity during this time.
2. For development involving earthworks or stormwater draining works, the consent authority must also consider measures to	The impact of the earthworks and stormwater drainage has been addressed in the preliminary stormwater plan by Grounded Engineering.



Matters for Consideration	Response
mitigate adverse impacts associated with the works.	
3. For development the consent authority considers will significantly alter the character of an Alpine Subregion, the consent authority must also consider—	Not Applicable
(a) the existing character of the site and immediate surroundings, and	
(b) how the development will relate to the Alpine Subregion.	

4.30 Kosciuszko National Park Plan of Management

- | | |
|--|---|
| 1. Development consent may be granted to development in the Alpine Region even if the application has not established that the development is consistent with the <i>Kosciuszko National Park Plan of Management</i> . | Not Applicable as the development is consistent with the Kosciuszko National Park Plan of Management. |
| 2. This section does not prevent the consent authority from refusing to grant consent to development on the basis that the development is not consistent with the <i>Kosciuszko National Park Plan of Management</i> . | |

Note – Under the *National Parks and Wildlife Act 1974*, section 81(4), operations on land to which a plan of management under that Act applies may be undertaken only if they are undertaken in accordance with the plan of management, despite another Act or an instrument made under an Act.

2. The Inner Village Precinct of Thredbo Village

The SEE is to address the character, height, bulk and scale of the project against the inner village precinct of Thredbo village

The proposed development is in keeping with the current building, the neighbouring buildings and the proposed new development outlined in the Thredbo Village Master Plan.

The current building is 12,730mm at the highest point of the ridge and the proposed new development would give a new maximum building height at the ridge line of the western elevation of 13,826mm. This would be an increase of 1,096mm. This would have a slight visual impact on the lower level of Happy Jacks apartment's view of the bottom of the range.

The proposed building would have a new maximum height that is approximately 1m lower than the House of ULLR to the west and approximately 1,300mm higher than Warrina to the east. This would be in keeping with the streetscape as seen on the South Elevation of the DA plan set.



The proposed new development would not have a negative impact on the character of the streetscape in relation to the Thredbo Village Master Plan as it does not represent a significant change in the bulk, scale or shape of the existing building.

The design has taken consideration of the shape and size of the current building into account to propose a more modern and ascetically interesting building that remains similar in layout on the site. This therefor is in keeping with the Thredbo Village Master Plan.

3. Snowy Mountains Special Activation Precinct provisions for Thredbo

Relevant Provision

Renewal and Redevelopment Renewal and redevelopment of older parts of the village including ski lodges to self-catering apartments and other forms of accommodation including within Thredbo Village and Crackenback Ridge.

Response – The proposed re development of the lodge does allow for a three (3) bedroom self-catering apartment as well as upgrades to the existing room amenities which is in keeping with this provision.

Relevant Provision

Desired future character - Thredbo is the densest alpine village among the alpine resorts, meaning future infrastructure improvements will focus on pedestrian connectivity within the resort and long-term public transport solutions at the Alpine Precinct scale. Developments and renewal within the village will continue to support a strong alpine design character, village heart and year-round uses.

Response – The proposed development will maintain good pedestrian access on Bobuck Lane as well as continue to provide a stopping bay in front of the lodge for public and private transport access.

The separate two (2) bedroom apartment will give year-round user accommodation without the need to open the entire building during quieter periods.

Relevant Provision

Thredbo (year-round) • Day and overnight visitor parking available. • Additional day and overnight visitor parking to be provided.

Response – The proposed development will create three (3) additional private parking spaces including 1 disabled parking space.



4. Overall Gross Floor Area

Existing Conditions

The existing building comprises a **gross floor area of 909.5 m²**, distributed across four levels as follows:

- **Entry Level:** 181.5 m²
- **Ground Level:** 260.0 m²
- **Level 1:** 260.0 m²
- **Level 2:** 208.0 m²

This configuration reflects the current functional layout and establishes the baseline for the proposed redevelopment.

Proposed Development

The proposed design increases the overall **gross floor area to 1,140.0 m²**, integrating retained portions of the existing structure with newly constructed accommodation areas and an internal garage. The distribution of the proposed floor area is as follows:

- **Entry Level:** 48.5 m²
- **Ground Level:** 301.5 m²
- **Level 1:** 354.5 m²
- **Level 2:** 301.5 m²

Additionally, the design incorporates the existing **Level 2 deck area of 33.5 m²**, enhancing outdoor amenity and usability of the upper floor while taking advantage of the views towards Mount Kosciuszko.

Benefits of Redevelopment

The increase in gross floor area by approximately **230.5 m²** provides tangible benefits:

- Greater comfort and convenience for residents.
- Improved accessibility and compliance with modern building codes.
- Enhanced amenity through the addition of private outdoor spaces.
- Future-proofing the building to meet contemporary expectations of residential design.

In summary, the proposed redevelopment transforms the existing building into a modern, spacious, and regulation-compliant facility. It enhances both the quality of living spaces and the overall functionality of the structure, ensuring long-term value and usability.

