

10 October 2023

Ms Chloe Chalk
Planning Coordinator
Kosciuszko Thredbo Pty Ltd
PO Box 92
Thredbo NSW 2625

Dear Ms Chalk,



Department of Planning
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 23/3863

Granted on the 27 February 2024

Signed H Clark

Sheet No 4 of 12

GBA
Heritage

ADDENDUM TO STATEMENT OF HERITAGE IMPACT - ISSUE C PROPOSED EXTERNAL WORK, VALLEY TERMINAL + GUEST SERVICE BUILDING FRIDAY DRIVE, THREDBO VILLAGE

1. INTRODUCTION

This Addendum Statement of Heritage Impact has been prepared in response to your request for additional scope to be added to the existing DA 23/3863 – External work to the Valley Terminal building. This building is located directly to the southeast of the Valley Terminal Building on the same allotment and is noted as part of the Valley Terminal Heritage listing.

The additional scope covered by this addendum includes minor work to the Guest Service Building, including the reinstatement of the former ticket booth windows, the removal and replacement of the awning ceiling lining with a like-for-like product and the removal of existing signage and installation of five TV screens generally aligned with the ticket booths below.

The addendum evaluates the proposed additional scope of works prepared by Kosciuszko Thredbo Pty Ltd (KT). It provides information, analysis and recommendations to enable the evaluation of the additional scope of works in terms of:

- *Matters of National Environmental Significance, Significant impact guidelines 1.1, Environment Protection and Biodiversity Conservation Act 1999,*
- *Kosciuszko National Park Plan of Management (KNPPOM) 2006,*
- *State Environmental Planning Policy (Precincts - Regional) 2021 under the Environmental Planning and Assessment Act 1979*
- Heritage NSW (in the NSW Department of Premier and Cabinet) guidelines

It concludes that the ticket booth reinstatement, ceiling lining replacement and signage change to TV screens will have an acceptable heritage impact.

Reference should be made to the *Concise Statement of Heritage Impact* by GBA Heritage dated June 2023 for the historical development, physical description and the site's heritage significance included in Appendix A.

We understand that this letter will accompany an application to be submitted for approval to the Minister for Planning, NSW Department of Planning and Environment.

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SITE IDENTIFICATION AND BUILDING CONTEXT

The subject site is located on the northern side of Friday Drive, Thredbo. It is described by NSW Land Registry Services as Lot 862, DP1128686.

The Guest Services building sits to the southeast of the Valley Terminal building, closest to Friday Drive. The Guest Services building has ticket booth windows to the southeast elevation with a large awning in front of these windows.

It is understood that only a small portion of the current Guest Service Building is original, the proposed area of works being the eastern side of the building likely dating to 1981, as identified within the Valley Terminal Inventory in the *Heritage Assessment Inventory for the Thredbo Alpine Village, Kosciuszko National Park, NSW, Conservation Plan, Vol 2 Inventory*, prepared by Clive Lucas, Stapleton and Partners Pty Ltd 1997, for KT. The proposal affects this later fabric, which is considered to have lesser significance than the original fabric of the Guest Service building.

GBA Heritage acknowledges the traditional custodians of the subject site, and pay our respects to Elders past, and present.



Figure 1

Overview of the area of the subject site. The yellow arrow indicates the awning of the Guest Services Building, where the additional scope is located. The Guest Services building is considered to form a part of the Heritage listing of the Valley Terminal site. The Valley terminal building to which the Statement of Heritage Impact addressed is indicated with a blue arrow.

Source: Nearmaps



Figure 1
Guest Services building with the awning.
Source: Kosciuszko Thredbo Pty Ltd, 08.08.23



Figure 2
Guest Services building, note the close proximity of the Valley Terminal building behind.
Source: Kosciuszko Thredbo Pty Ltd, 08.08.23



Figure 3
View from the northeast of the Guest Services building.
Source: Kosciuszko Thredbo Pty Ltd, 08.08.23



Figure 4
The 5 ticket booth windows to be reinstated, with existing signs above.
Source: Kosciuszko Thredbo Pty Ltd, 08.08.23



Figure 5
Note the general deterioration of the timber ceiling lining to the awning.
Source: Kosciuszko Thredbo Pty Ltd, 08.08.23



Figure 6
Northeast corner of the awning, note the deterioration of the timber ceiling lining. Also note the previous area of the lining that has been patched.
Source: Kosciuszko Thredbo Pty Ltd, 08.08.23

2. THE ADDITIONAL PROPOSED SCOPE

The development application amendment has been prepared by Kosciuszko Thredbo Pty Ltd (KT). It includes the :

- Removal of the existing altered former five ticket booth windows (evidence indicated they were previously fixed glass with central speaker holes and a tray centralised along the bottom edge).
- Replacement with new double-hung windows, utilising the existing surrounding timber frame and architrave, if possible.
- Removal of the existing timber ceiling lining to the awning of the guest services building to be replaced with like-for-like timber lining.
- The five TV screens are proposed to replace the existing signage, above the reinstated ticket booths. The angled panel behind the TV screens is proposed to be painted in grey to match the surrounding cladding, allowing the screens to better blend into the surrounding fabric.

The additional scope does not intend to alter the general appearance of the Guest Services building. The replacement of deteriorated timber ceiling lining and five ticket booth windows and, if required, any additional fabric found to have deteriorated beyond repair will help conserve the Guest Services building and its presentation within Thredbo Village into the future. The new TV screens are proposed to be located in a relatively discrete area, replacing the existing signage, and are therefore considered to be a minor visual change.

3. ASSESSMENT OF HERITAGE IMPACT

OVERVIEW OF THE POTENTIAL HERITAGE IMPACTS

The additional scope of the proposal allows for the conservation of the Guest Services building, increasing its longevity. The reconstruction work replaces the existing fabric like-for-like or returns it to its previous use and is considered to have a neutral impact on the Valley Terminal itself, the Kosciuszko National Park, or AANP.

CONSIDERATION OF THE GUIDELINES OF HERITAGE NSW

Heritage NSW (in the NSW Department of Planning and Environment) has published a series of criteria for the assessment of heritage impact. The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact', provided below, have been considered in the preparation of our assessment:

The following aspects of the proposal respect or enhance the heritage significance of the adjacent item for the following reasons:

- Generally, the proposal forms part of the required conservation of the Guest Services building as part of the Valley Terminal site.
- The proposal sympathetically replaces the existing deteriorated ceiling lining fabric to match the existing, and reinstates the ticket booth windows to their former use, with only minor changes to the fabric.
- The proposal has no adverse impact on the Kosciuszko National Park or AANP.

CONSIDERATION OF THE SIGNIFICANCE OF THE AUSTRALIAN ALPS NATIONAL PARKS AND RESERVES (AANP)

The Guest Services building is part of the Valley Terminal at Thredbo, situated within Kosciuszko National Park and thus part of the AANP, which is listed on the National Heritage List. Therefore, the *EPBC Act 1999 Matters of National Environmental Significance – Significant Impact Guidelines 1.1 (2013)* apply and have to be addressed in the evaluation of potential impacts by the proposal on the established cultural significance of the AANP. The relevant values for assessment have been extracted below from the *Significant Impact Guidelines 1.1 (2013)*:

National Heritage places with cultural heritage values:

An action is likely to have a significant impact on historic heritage values of a National Heritage place if there is a real chance or possibility that the action will:

- *permanently remove, destroy, damage or substantially alter the fabric⁷ of a National Heritage place in a manner which is inconsistent with relevant values*
- *extend, renovate, refurbish or substantially alter a National Heritage place in a manner which is inconsistent with relevant values*
- *make notable changes to the layout, spaces, form or species composition of a garden, landscape or setting of a National Heritage place in a manner which is inconsistent with relevant values.*

Comment:

The proposed replacement of deteriorated fabric to match the existing, reinstatement of ticket booth windows and minor change from signage panels to TVs are considered consistent with the site's heritage values.

The ceiling lining is in disrepair and is being replaced to match the existing. If additional fabric is found to be required to be replaced as part of the proposed maintenance works, any replacement fabric to match the existing profile, material, colour, detail and finishes is deemed to be consistent with the relevant values of the site. Additionally, the edge detail of the awning may be worth considering, ensuring that adequate waterproofing and drip line are provided along the edge of the awning, where the deterioration appears to be most significant.

The style of the replacement ticket booth windows are proposed to be updated to a timber framed double-hung style; this will allow for easier communication and transactions for staff/guests while still being sympathetic to the building and general presentation of the Valley Terminal. Replacing the current signs with five screens to display the required changing information to customers is considered acceptable, as they are only a slight alteration and are located discretely to the "frieze" to the underside of the awning, therefore will only have a minor visual impact on the guest services building. The proposed additional scope of works is not considered to form a notable change to the Valley Terminal presentation or understanding.

CONSIDERATION OF THE KOSCIUSZKO NATIONAL PARK PLAN OF MANAGEMENT (KNPPOM) 2006

The *Kosciuszko National Park, Plan of Management (KNPPOM) 2006* is the guiding document for the NSW National Parks and Wildlife Service (NPWS) in managing Kosciuszko National Park. It provides a framework of objectives, principles and policies to guide the long-term management of the broad range of values contained in the park. The relevant principles, objectives and policies have been extracted below:

4.2 Overarching Principles

Maintain or improve the condition of the natural and cultural values that together make the park a special place.

4.3 Key Desired Outcomes

Recreational values

- *Visitor experiences are enhanced through the availability of a greater variety of recreational opportunities and facilities across a broad spectrum of settings, particularly for visitors with special needs;*
- *All NPWS visitor facilities reflect a consistent 'signature' appearance and construction, showcasing excellence in environmental design, siting and performance;*

Alpine resorts

- *The alpine resorts are recognised as being of state and regional significance and are managed according to the provisions of this plan and the Alpine Resorts Environmental Planning Instrument prepared by the Department of Planning.*

7.1.1 Management Objective

The cultural heritage values of the park are protected and managed in a strategic, comprehensive and integrated way.

10.2.1 Management Objective

The alpine resorts provide for a range of principally snow-based recreational opportunities that promote enjoyment, understanding and appreciation of the natural and cultural values of the park.

11.6.3 Management Objective

Scenic quality within the park is maintained and, wherever possible, enhanced.

Comment:

- The proposed replacement of ceiling lining forms part of the maintenance of the site and, therefore, is considered to meet the management plan's overarching objectives.
- The proposed removal and replacement of the ticket booth windows to fit the existing openings allow for the reinstatement of the use while having minimal visual impact.
- The proposed change from signage panels to TV screens is located in a discrete area of the frieze to the underside of the awning and will form only a minor visual difference from the existing situation.
- The changes proposed are minor or replace to match the existing, retaining the "signature appearance" of the Guest Services building.
- The heritage value and scenic quality of the Guest Services building will be maintained.
- The proposal is considered to beneficially affect the Guest Services building, thereby the Valley Terminal presentation within the *Kosciuszko National Park*.

HERITAGE OBJECTIVES OF THE SEPP PRECINCTS-REGIONAL 2021

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- The additional scope of the proposal are minor and generally part of the maintenance of the site.
- The proposal forms part of the required conservation of the Guest Services building, which is part of Thredbo Valley Terminal.
- Replacing the exterior ceiling lining to match the existing and replacement windows retaining the existing openings, retain the general appearance of the building, thereby maintaining the established heritage significance of the building as well as the existing setting and views.
- The removal of some later fabric is considered acceptable given that the proposal sympathetically replaces deteriorated fabric with new.
- No structural changes are proposed.
- The significance of the Valley Terminal and its ability to contribute to the Thredbo Village, Kosciuszko National Park, and AANP will be retained.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *State Environmental Planning Policy (Precincts—Regional) 2021*, which are:

4.21 Heritage conservation

(1) The objective of this section is to conserve—

- (a) *the environmental heritage of the Alpine Region, and*
- (b) *the heritage significance of heritage items, including associated fabric, settings and views, and*

(2) Development consent is required for the following in the Alpine Region—

- (b) *altering a heritage item, including by doing the following to a heritage item that is a building—*
 - (i) *making changes to the detail, fabric, finish or appearance of the building's exterior,*
 - (ii) *making structural changes to the building's interior,*

Additionally, as the proposed additional works are still for the maintenance of a Heritage Item and will have an acceptable effect on the heritage significance of the Valley Terminal, it may be permitted without consent under the following clause of the *SEPP Precincts-Regional 2021*:

(4) The consent authority may, before work is carried out, give written notice to an applicant for development consent that development consent is not required under this section if the consent authority is satisfied the development—

(a) is of a minor nature or is for the maintenance of the heritage item, and

(b) the development will not adversely impact the heritage significance of the heritage item.

4. CONCLUSIONS

- The guest services building is part of the Thredbo Valley Terminal, which is listed as an item of state heritage in Schedule 3 of the *SEPP Precincts-Regional 2021*.
- It is also located within the Nationally listed *Australian Alps National Parks and Reserves (AANP)* and Kosciuszko National Park.
- The significance of the Valley Terminal site and its ability to contribute to the Thredbo Village, Kosciuszko National Park and AANP will be retained.
- The proposed additional alterations to the Guest Services building of the Valley Terminal will have no adverse impact on the heritage significance of the adjacent properties Thredbo Alpine Hotel, Timber Pedestrian Bridge, De Dacha, or the Kosciuszko National Park and AANP.
- The removal of some later fabric is considered acceptable given that the proposal sympathetically replaces the existing fabric with new.
- The proposal forms part of the required conservation of the Valley Terminal.
- The proposed development is consistent with the heritage requirements and guidelines of the:
 - *State Environmental Planning Policy (Precincts-Regional) 2021*
 - *Kosciuszko National Park Plan of Management 2006*
 - *Matters of National Environmental Significance, Significant impact guidelines 1.1*
- The proposed development is consistent with the heritage objectives of the *SEPP Precincts-Regional 2021* and may be permitted without consent under clause 4.21 (4).
- This Statement has referred to the *Bushfire Hazard Assessment Report, External Maintenance Work to Valley Terminal Building*, prepared by Accent Town Planning, which has not advised that non-combustible materials are required. However, we understand that the NSW Rural Fire Service have yet to provide their advice.

5. RECOMMENDATIONS

- The Minister for Planning, NSW Department of Planning and Environment, should have no hesitation, from a heritage perspective, in approving this development application.
- The proposed exterior ceiling lining is to be sourced from products with a similar profile, timber type, colour and finishes to the existing timber lining.
- The roof and fascia board should be inspected for damaged elements and remediated where necessary. Replace as required to match the existing profile, material and colours.
- If possible, the proposed new ticket booth double-hung windows are to be sashless, fitted within the existing timber frame. The architrave will likely need to be carefully removed and reinstated during the proposed works. If a new timber frame and architrave (if damaged) is required, replacement to match existing material and colours is acceptable.
- The proposed new TV screen should be generally aligned with the five windows below; the panel behind the TVs is recommended to be painted grey to match the surrounding cladding, allowing the proposed TV screens to blend in with the surrounding context.

Yours faithfully,
GBA Heritage Pty Ltd



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